



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE JANUARY 12, 2017
CONTINUED FROM JANUARY 5, 2017

Date: January 5, 2017
Case No.: **2014.0936DRP**
Project Address: **590 Leland Avenue**
Permit Application: 2014.06.06.7762
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 6243 /061, 062, 063, 064 and 065
Project Sponsor: Gary Gee, AIA
Gary Gee Architects, Inc.
98 Brady Street, #8
San Francisco, CA 94103
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Do not take DR and approve the Project as proposed.**

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PROJECT DESCRIPTION

The proposed Project includes the demolition of an existing church building and construction of five new single-family homes, addressed as: 579, 583 and 589 Raymond Avenue and 586 and 596 Leland Avenue, across five individual lots.¹ 586 Leland was formally referred to as 590 Leland Avenue; however, prior to conducting the 311 Neighborhood Notification, the address was revised to 586 Leland Avenue. 590 Leland Avenue is the name of the project in its entirety and the address of the existing church. Three of the five residences would front Raymond Avenue, while two of the residences would front onto Leland Avenue.

At 579, 583 and 589 Raymond Avenue, the Project would construct three, three-story, single-family residences—each with two off-street parking spaces. The Project would incorporate roof decks at their respective third stories, which would be setback from the front façade. These three residences would possess 3,456, 3,706 and 3,706 gross square feet, respectively.

At 586 and 596 Leland Avenue, the Project would construct two, three-story, single-family residences—each with two off-street parking spaces. The Project would incorporate roof decks at their respective third stories, which would be setback from the front façade. These two residences would possess 3,506 and 4,372 gross square feet, respectively.

¹ On July 14, 2014, Lot 19 was subdivided into Lots 061, 062, 063, 064 and 065.

Since publication of the 311 notification, the Project Sponsor has updated the design of the Project at 579, 583, 589 Raymond Avenue and 586 Leland Avenue with revised garage floor plans to reduce the garage door widths to 10 feet, per direction from the Residential Design Team (RDT). These revisions have reduced the habitable square feet for 579, 583 and 589 Raymond Avenue by 159.5 square feet for each house. Revised plans have been included for review.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on Block 6243 spanning five parcels bounded by Raymond Avenue to the north, Leland Avenue to the south, and Visitacion Avenue to the West; further, is immediately adjacent to John McLaren Park and community garden, in the Visitacion Valley neighborhood. Currently, the five parcels contain an existing church building. Constructed in 1954, the existing church measures approximately 8,416 square feet and is currently vacant. The subject parcels front onto both Leland and Raymond Avenues. These portions of Leland and Raymond Avenues do not have direct connections to Visitacion Avenue, as the aforementioned parcels directly abut John McLaren Park. All five parcels have pedestrian access via sidewalks or other street improvements.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located in an area characterized by single-family residences and a public park, as well as the nearby John King Senior Community and Visitacion Valley Middle School. Existing single-family homes along Leland and Raymond Avenue are two- to-three-stories tall. The Project site is located within the RH-1 Zoning District. The proposed Project abuts John McLaren Park.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 30, 2016 – July 29, 2016	July 29, 2016	January 12, 2017	30 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 2, 2017	January 2, 2017	10 days
Mailed Notice	10 days	January 2, 2017	December 23, 2016	20 days

On January 5, 2017, the Planning Commission continued the Request for Discretionary Review to the January 12, 2017 Planning Commission Hearing.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			X
Other neighbors on the block or directly across the street			X
Neighborhood groups		X	

DR REQUESTOR

The Visitacion Valley Planning Alliance is the DR Requestor and the neighborhood organization's representative is Fran Martin, 186 Arleta Avenue, San Francisco, California 94134.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1 (Neighborhood Compatibility): The DR Requestor states that the Project at 590 Leland Avenue, including construction of 5 units of three-story housing up to 3,500 square feet in size, would be incompatible with the existing neighborhood's housing and character. As stated by the DR Requestor, the Project would destroy neighborhood character and cultural heritage with oversized housing and loss of parking spaces. As stated by the DR Requestor, the Project is in conflict with General Plan policies including:

Recreation and Open Space Element:

Objective 1 - Ensure a well-maintained, highly utilized, and integrated open space system.

Policy 1.12 - Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

Urban Design Element:

Objective 1 - Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.

Policy 1.4 - Protect and promote large-scale landscaping and open space that define districts and topography.

Objective 2 - Conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding.

Policy 2.4 - Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.7 - Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

Issue #2 (John McLaren Park Improvements): The DR Requestor states that the Project is incompatible with proposed improvements to the adjacent McLaren Park open space. These include an outdoor education center to be incorporated in the strip of land connecting the Visitacion Valley Middle School to Hahn Avenue and Coffman Pool. The center will include a major entryway to McLaren Park, a community garden, a PUC Rain Garden, and a Native Plant Demonstration Garden showcasing an existing rare bio-geographical sand dune and plant life. The neighborhood also hopes to establish an Environmental Education Center with space for non-profit organizations in the existing church building. As part of the current McLaren Park planning process, this property is key to creating an opportunity for environmental education for City park users and the local population.

In addition, the DR Requestor states that the Project would not serve the needs of the anticipated surge of new residents who will be living in the Schlage Lock, Sunnyside, and Executive Park developments, and who have a right to expect adequate accessibility to McLaren Park open space and park amenities. Today, single-use facilities at the Gleneagles golf course and proposed bike park take up the most beautiful and accessible land in the park areas next to Visitacion Valley. The rest of McLaren Park is too steep and blocked off to residents. The Project would block access to McLaren Park.

Issue #3 (Church): The DR Requestor states that the Project would demolish one of only three churches left in the Visitacion Valley. This church represents a link to our African American history -- in a neighborhood with a dearth of interesting architecture, to us, it is a landmark that defines the area and offers a sense of tranquility. For the future, it represents an opportunity to be adapted as a community asset for non-profits and environmental education. So for two different reasons, it will be a great loss to the community if that church is demolished.

Issue #4 (Natural Habitats, Environment & CEQA): The DR Requestor states an EIR is needed to examine preservation of the existing church and the open space given recently discovered information regarding: the rare sand dune habitat, its importance to biodiversity and as a wildlife habitat; critical issues of social justice and accessibility to open space in a high needs area; and the incompatibility between the Project and existing community planning and neighborhood character. In addition, the DR Requestor expressed concern over the Project's impact on the environment, including its proximity to future Community Garden, PUC Rain Garden, intrusion into existing public open space, loss of sand dunes, biodiversity and habitat, narrows pathway area and visual and actual continuity of the existing parkland, proximity to proposed native plant demonstration garden. As stated by the DR Requestor, the Project is in conflict with General Plan policies including:

Recreation and Open Space Element:

Objective 1 - Ensure a well-maintained, highly utilized, and integrated open space system.

Policy 1.1 - Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

Policy 1.3 - Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

Policy 1.5 - Prioritize the better utilization of McLaren Park, Ocean Beach, the Southeastern Waterfront and other underutilized significant open spaces.

Further, the DR Requestor forwarded a letter prepared by Doctor Michael, Vasey, Ph. D., dated December 28, 2016 and forwarded to the Planning Department on January 4, 2017, which alerts of a recent discovery of biological significance at and near 590 Leland Avenue in Visitacion Valley near John McLaren Park. The discovery includes two significant plant species that are indicators of remnant coastal dune habitat that were not reported to exist before in this area. The two species in question are *Croton californicus* (Euphorbiaceae) and *Chorizanthe cuspidate* (Polyonaceae).

Issue #5 (View): The DR Requestor states the Project would result in the loss of view corridors from all angles from McLaren Park. As stated by the DR Requestor, the Project is in conflict with General Plan policies including:

Recreation and Open Space Element:

Objective 1 - Ensure a well-maintained, highly utilized, and integrated open space system.

Policy 1.10 - Ensure that open space is safe and secure for the City's entire population.

Urban Design Element:

Objective 1 - Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.

Policy 4.8 - Ensure that open space is safe and secure for the City's entire population.

Issue #6 (Shadow): The DR Requestor states the Project would result in the loss of sunlight in McLaren Park from Raymond Avenue to Leland Avenue of up to 50-75 feet. As stated by the DR Requestor, the Project is in conflict with General Plan policies including:

Recreation and Open Space Element:

Objective 1 - Ensure a well-maintained, highly utilized, and integrated open space system.

Policy 1.9 - Preserve sunlight in public open spaces.

Issue #7 (Accessibility): The DR Requestor states that the Project would result in the loss of ADA accessibility to the primary entryway into McLaren Park from Visitacion Valley and new developments east of Bayshore Boulevard. Loss of ADA accessible space behind church on Raymond Avenue for nearby Senior Housing residents and general public. Overall lack of accessible parkland in Visitacion Valley.

Issue #8 (Community Planning & Process): The DR Requestor states that the General Plan encourages Community Planning and Stewardship but the proposed project is not aligned with the aforementioned. Alternatively, as part of the current John McLaren Park planning process, neighbors, educators and environmentalists are advocating for the creation of an Outdoor Education Center from the Visitacion Middle School to Hahn Avenue. In addition, the DR Requestor comments on social justice and racial equity within this neighborhood. As stated by the DR Requestor, the Project is in conflict with General Plan policies including:

Guiding Principles for Open Space and Recreation 3: Equity and Accessibility.

Open space and recreation programs should be equitably distributed. They should provide access for all residents, workers, and visitors, and work towards a democratic network that includes all neighborhoods.

Policy 1.2 - Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas. Renovation of resources also should be prioritized in “high needs areas,” defined as areas with population densities, high concentrations of senior and youth, and lower income populations, that are located outside of existing park service areas.

Issue #9 (Site Acquisition): The DR Requestor states that the project site should be acquired, and should be used as open space and public open space. As stated by the DR Requestor, the Project is in conflict with General Plan policies including:

Recreation and Open Space Element:

Objective 6 - Secure long-term resources and management for open space acquisition, and renovation, operations, and maintenance of recreational facilities and open space.

Policy 6.1 - Pursue and develop innovative long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.

Environmental Protection Element:

Objective 7 - Assure that the land resources in San Francisco are used in ways that both respect and preserve the natural values of the land and serve the best interests of all the city’s citizens. Preserve and add to public open space in accordance with the objectives are policies of the Recreation and Open Space Element.

Objective 8 - Ensure the protection of plant and animal life in the City.

Policy 8.2 - Protect the habitats of known plant and animal species that require a relatively natural environment.

As stated by the DR Requestor, the Visitation Valley Greenway and the Visitation Valley Planning Alliance (VVPA) in partnership with various environmentalists, educators and community members are in agreement that the 590 Leland site should not have housing built on it, but rather should be preserved as open space. On July 7, 2015, the Park Recreation and Open Space Advisory Committee (PROSAC), after hearing numerous comments made by concerned neighborhood members, voted unanimously to place the parcel on the San Francisco Recreation and Parks Department's Acquisition Roster, and, separately, to recommend that the Recreation and Park Commission act to acquire the site. In addition many McLaren Park Collaborative members have expressed support for acquiring the site for public open space and environmental education.

The VVPA has been in the forefront of Visitation Valley community planning for over 17 years. The VVPA has supported high-density housing and initiated thoughtful, smart development to improve our historically underserved neighborhood. It is clear that our community is not opposed to new housing. On the contrary, we embrace it, particularly when it best serves our community, the City and the

environment. However the proposed development at 590 Leland is not in the best public interest and will cause the loss of sensitive open space and the church building as a community resource, which will adversely affect our neighborhood forever.

Issue #10 (Alternatives): The DR Requestor has developed a community proposal for Western McLaren Park from Visitacion Valley Middle School to Hahn Avenue. The entire ribbon of McLaren Park open space from Visitacion Valley Middle School to Hahn Avenue adjacent to Visitacion Avenue is envisioned as a Native Plant Demonstration Garden and Outdoor Education Center. It would encompass:

- The soon-to-be renovated Leland Avenue Community Garden
- The soon-to-be-built PUC Rain Garden
- An Environmental Education Center located in the existing church at 590 Leland.
- Pathways through a Native Plant Demonstration Garden, which includes a rare biogeographical sand dune, linking the Middle School, Coffman Pool, Hahn Avenue and the greater McLaren Park west of Visitacion Avenue to the Visitacion Valley community and general park users.

Given the extraordinary features of this site, it is necessary that it remain open space and that the church serve as a much needed community asset.

PROJECT SPONSOR'S RESPONSE

Issue #1 (Neighborhood Compatibility): In response to the DR Requestor, the Project Sponsor states:

That the proposed Project should be approved “as is” because it is consistent with the site’s zoning and provides five (5) single-family homes intended for large and extended families. The proposed homes are sensitively designed and are compatible with the surrounding open space provided by the Park and with the height developed residential neighborhood in which many of the Alliance members live. The proposed Project site is zoned RH-1 and is within a 40-X height and bulk district. The Project consists of five, 3-story, family sized homes, each on its own separate parcel. Each will have 4-bedrooms and 2-car garages, 596 Leland Avenue will have a three-car garage. The Project sponsor’s intent is to provide single-family homes to accommodate growing and/or extended families in a beautiful setting near one of the San Francisco’s large open spaces, in a location with easy access to freeways and schools. Rather than being isolated from the surrounding neighborhood, the Project shares street frontage with a fully built out residential neighborhood bounded by Raymond and Leland Avenues, comprised of 1 and 2-story homes, with 2-car garage access into the Park.

The Project sponsor undertook this Project to increase the availability of family-sized housing on opportunity sites like this in already developed residential neighborhoods. Each site’s RH-1 zoning limits housing density to a single-family home above grade—the least impactful of housing developments at this site.

Issue #2 (John McLaren Park Improvements): In response to the DR Requestor, the Project Sponsor states:

The Alliance's concerns are almost exclusively related to the Project's alleged impact on the Park. Without reference to more than General Plan policies and objectives that could not logically and practically apply to this Project, they argue that allowing this development to proceed will result in direct and harmful impacts to Park facilities. They make these assertions even though the Project site is adjacent to the existing residential neighborhood bordered by Raymond Avenue, Leland Avenue and Visitacion Avenue, not the Park facilities they assert are threatened with harm or damage from the Project. It is unclear what the correlation is between the new homes and the potential impacts posited by the Alliance. Given the distance of the Project parcel from the Park facilities that the Alliance is concerned with, it is highly unlikely the replacement of an existing 8,400 square foot building with 5 separate single-family homes could cause any damage to the Park, given the distance between the homes and the Park facilities.

The Alliance's DR request is focused almost exclusively on speculative and factually unsupported impacts its members believe the proposed Project could have on the Park's resources, access and integrity. They do not request or suggest any changes to the Project that would address their concerns other than not building the homes. They provide no indisputable facts that the Project will harm, impact or conflict with any of the open space resources that are part of the Park's charm and beauty. In contracts, the owners decided, in concert with City housing policy, that the best use of this site would be to provide the larger units that are in demand by many existing SF families. These values can be reconciled once there is an acknowledgement that the presence of the new homes and their occupants could not possibly result in the kinds of General Plan conflicts imagined by the Alliance.

The only way to address the Alliance's speculative and unsubstantiated allegations of the Project's effect on the Park would be to leave the site unchanged. Doing so would be directly contrary to the City's policies that encourage building housing of all types throughout the City, including increasing the supply of family-sized units, the absence of which causes many families to leave the City. It is noteworthy that preventing impacts to the surrounding residential neighborhood is not the goal of the DR request. Instead, the DR seeks to prevent unsupported and speculative impacts to Park facilities and views as a result of the Project without identifying and demonstrating any correlation between the Project and those supposed impacts.

The Project will not have impacts on the surrounding neighborhood. Construction activities will be done on the Project site, limiting use of on-street parking resources. Since none of the homes will have basements, there will be limited noise and dust from Project construction. The construction period is expected to be 12 months.

Issue #3 (Church): In response to the DR Requestor, the Project Sponsor states:

The five private parcels that compromise the 15,659 square feet Project site have been home to an 8,416 square feet church building since 1954. The congregation voluntarily chose to sell the site in 2014, making possible the proposed Project.

Issue #4 (Natural Habitats & Environment): No Response from the Project Sponsor.

Issue #5 (View): In response to the DR Requestor, the Project Sponsor states:

The only substantive concern raised by the Alliance is the potential impact of the Project on view corridors to and from the Park and potential shadows. The pictures in the DR Request do not state whether a professional created these “Project view and shadow conditions” and what criteria was used to create “Project conditions”. Thus, the “view analysis” at page 27 of the DR Request attempts to show view impacts before and after development by simply imposing “cross-hatching” over the supposedly lost view. Without including the massing of the proposed Project, the Alliance’s analysis of the Project’s view cannot possibly be accurate.

The view analyses attached as an exhibit were performed for the Project based on the General Plan and staff-recommended criteria for “view corridors”. Pursuant to staff guidance, the Project sponsor generated view impacts of the proposed Project massing to and from 3 view corridors. These pictures conclusively show that there is very little loss of the extent and quality of views in view corridors near the Project site. The Alliance photos fail to show that protected views or view corridors will be compromised or lost by the massing and height of the Project homes because they fail to include the massing.

Issue #6 (Shadow): In response to the DR Requestor, the Project Sponsor states:

The Alliance also attempts to show shadow impacts from the Project. The Project’s Categorical Exemption analyzed the Project’s shadow impact under Planning Code Section 295 for shadows on parks and open spaces. Because the Project buildings are less than 40’, they are not subject to analysis of potential shadow impact in the Park. The Categorical Exemption concluded that “the proposed Project would not result in shadow impacts on any recreational areas north and west of the Project site.”

The Alliance has not suggested any Project modifications or alternatives (other than “no Project”). The potential impacts identified by the Alliance are not based on the proposed conditions (massing, setbacks). There is thus no factual basis for the Project sponsor to modify the Project to address those unsubstantiated impacts. For these reasons, the Project should be approved “as is”.

Issue #7 (Accessibility): In response to the DR Requestor, the Project Sponsor states:

The DR requestor-Visitation Valley Planning Alliance (“Alliance”) opposes the construction of the new single family homes the Project site primarily on the grounds that new homes at this location would impact access to, use of and the integrity of John McLaren Park (“Park”). The Alliance’s objections are based on an imaginative and expansive interpretation of inapplicable provisions in the Open Space and Urban Design Elements of the General Plan. Contrary to the Alliance’s concerns, the Project site is quite a distance from the Park attributes the Alliance seeks to preserve by its opposition to the Project.

The Project itself will not create any barrier or impediment between the existing access routes and the Park. Based on the above, the Alliance has not offered any facts or evidence that justify the Planning Commission exercising its Discretionary Review powers. There is nothing extraordinary about the redevelopment of the Project site from an 8,400 square foot vacant and dilapidated church building to 5 family-sized single family homes, each on its own parcel, surrounded by the Planning Code required private open space and lot coverage and fulfilling numerous General Plan policies to meet the unmet demand for large single-family homes to accommodate the many large and intergenerational families that desire to reside in San Francisco. For these reasons, the Project should be approved as proposed.

Issue #8 (Community Planning & Process): No Response from the Project Sponsor.

Issue #9 (Site Acquisition): In response to the DR Requestor, the Project Sponsor states:

Without stating it directly, the Alliance's preferred outcome is that the City use its eminent domain powers and take the Project site as part of the City's open space program, thereby preventing any further development. Under the City's many policies and goals encouraging the production of housing, the most productive use of the site is the proposed homes.

Issue #11 (Alternatives): In response to the DR Requestor, the Project Sponsor states:

In contrast, the "No Project" alternative that would satisfy the DR Request would leave the church building "as is". Doing so would cause the church to continue to be an attractive and dangerous nuisance to surrounding residents and Park goers who walk by the church to and from the Park. Such a draconian result should not be rewarded for the unsubstantiated and unrelated allegations submitted by the Alliance in its DR request.

For these reasons, we do not believe there are any reasonable means of addressing the Alliance's concerns. Their "end game" is to ensure the proposed Project is not built. Given that the Project complies with the site's zoning and height limits and will implement applicable City's housing policies and will implement applicable City's housing policies and its General Plan, including the Housing Element, the Project should be approved "as is".

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

Issue #1 (Neighborhood Compatibility): The Department finds the Project to be consistent and compatibility with the neighborhood context. The Project is proposing single-family residences within the permitted buildable area in the RH-1 Zoning District, which permits single-family use per Planning Code Section 209.1. Though the prevailing pattern of the neighborhood is two-story single family residences, the third stories are setback from the front façade, and the aforementioned buildings are articulated to respond to the abutting two-story context, as encouraged by the Residential Design Guidelines.

Per the Urban Design Element of the General Plan, new development should respect existing landscaping and avoid displacing or obscuring it. In the event that such landscaping must be displaced or obscured, a strong effort should be made to replace it with new landscaping of equal or greater prominence. The General Plan recognizes that new building development may occur and when it does, new landscaping should be proposed. 590 Leland Avenue proposes new said landscaping and is consistent with Planning Code Section 132's landscaping and permeability requirements.

Per the Recreation and Open Space Element of the General Plan, any new development should build on the existing infrastructure including roads and parking areas, the irrigation system and drainage structures, and lighting and electrical installations. The General Plan acknowledges that new development could be built and it instructs that when it does, the existing infrastructure should be used. The 590 Leland Avenue Project is proposing to building on existing infrastructure including the Leland and Raymond Avenue roads.

Issue #2 (John McLaren Park Improvements): The San Francisco Recreation and Parks Department is the agency responsible for the John McLaren Park improvements. From November 2015 through January 2017, the Department has contacted the San Francisco Recreation and Parks Department (SF Rec and Park) regarding the Project. The aforementioned stated that they are actively designing improvements to the community garden adjacent to the site. In addition, San Francisco Public Utilities Commission (SFPUC) is working on improvements to the rain garden. SF Rec and Park is aware that people regularly use the stairs to the right of the existing building to cut through between Leland and Raymond Avenue on their way to/from McLaren Park and the adjacent school. As part of the McLaren Park improvements, SF Rec and Park hopes to improve access to the park in that area by using projects in Visitacion Valley to add a sidewalk or paved path along Visitacion Avenue from Hahn to the adjacent school. SF Rec and Park does not have concerns with the Project.

Issue #3 (Church): Per the Categorical Exemption, the Department finds the existing church is not a historic resource and is not located in a potential historic district.

Per Policy 1.12 of the Recreation and Open Space Element of the General Plan, historic resources are an important element of our park system. The value of these resources should be preserved and celebrated because they provide an important link to the significant events, people, places or design that they represent. When evaluating whether the proposed Project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the subject property is a historical resource as defined by CEQA. In the Preservation Team Review Form for the Project, the Planning Department determined that the existing building at 590 Leland Avenue does not appear to be individually eligible for the California Register of Historic Resources (California Register); thus, it is not a historical resource under CEQA.

As part of the environmental evaluation application, the existing church was analyzed for its potential as a historic resource. According to the Environmental Evaluation Application for 590 Leland Avenue (Case No. 2014.0936E):

...the subject building at 590 Leland Avenue was designed by Los Angeles-based architect J.A. Murrey in 1954 as the Saint Andrew's Evangelical Lutheran Church in the Visitacion Valley neighborhood. The subject building does not appear to be significant in the development of the neighborhood or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1 for designation in the California Register. Based on the Historic Resource Evaluation prepared by Tim Kelley, no significant persons are associated with the subject building. No information was found identifying Reverend John R. Pearson as a significant person. Thus, the subject property is not significant under Criterion 2.

The subject building is vernacular, T-plan, two-story, stucco-clad building with a cross-gable roof and steeple. Limited ornamentation was noted on the interior and exterior of the building. The subject property at 590 Leland Avenue is not a significant example of a type, period, or style. The architect J.A. Murrey is primarily known for his modern apartment buildings and supermarkets and he also designed the North Hollywood Masonic Temple. The subject property is not a significant example of his body of work. Therefore, the subject property is not significant under Criterion 3. Additionally, the subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the building environment. The subject building is not an example of a rare construction type.

There is no historic district or eligible historic district identified in the Project area. The surrounding residential neighborhood was primarily built during the 1950s and 1960s in the Contractor Modern style and the subject building does not appear to be significant example of this style or period. The proposed addition would therefore not result in a significant impact to historic resources.”²

Issue #4 (Natural Habitats & Environment): The Department finds that the Project underwent an appropriate level of environmental review, pursuant to the California Environmental Quality Act. The Department published a Categorical Exemption per Class 32 California Environmental Quality Act (CEQA) Guidelines Section 15332. According to the Environmental Evaluation Application for 590 Leland Avenue (Case No. 2014.0936E):

...the Project site is within a developed urban area and contains an existing building. The open space on the northern portion of the Project site supports ruderal vegetation. While the Project site is adjacent to John McLaren Park, it is adjacent to portions of the park that has been developed to include Visitacion Avenue with roadside ruderal vegetation and a community garden. No contiguous and substantial habitat for any rare or endangered plant or animal species is located on or adjacent to the Project site.³

² San Francisco Planning Department. *Certificate of Determination Exemption from Environmental Review*, February 15, 2015. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

³ San Francisco Planning Department. *Certificate of Determination Exemption from Environmental Review*, February 15, 2015. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

The Environmental Evaluation Application determination was made on February 12, 2015, prior to Dr. Vasey's recent discovery and subsequent letter dated December 28, 2016.

Issue #5 (View): The Department finds that the Project is not located in a view corridor protected by the General Plan.

As provided in the Residential Design Guidelines, "The Urban Design Element of the General Plan calls for the protection of major public views in the City, with particular attention to those of open space and water. Protect major views of the City as seen from public spaces such as street and parks by adjusting the massing of proposed development Projects to reduce or eliminate adverse impacts on public view sheds. The Urban Design Element identifies streets that are important for their quality of views."⁴

Page I.5.16 of the Urban Design Guidelines provides two maps, "Street Areas Important to Urban Design Views" and "Quality of Street Views."

On the "Street Areas Important to Urban Design Views" map, Leland and Raymond Avenues at the 6243 block are both considered "Streets that extend the effect of Public Open Space"; however, the aforementioned streets are not on the Route of Forty-Nine Mile Scenic Drive, Street View of Important Building, Streets that Define City Form nor are they Important Street Views for Orientation. Further, the proposed single-family homes respect the front setback as required, and are setback at the third story from their respective street frontages.

On the "Quality of Views" map, both Leland and Raymond Avenues at the 6243 block are considered "Average Quality of Street Views". There are neither "Good Quality nor Excellent Quality of Street Views" in the immediate vicinity of the 590 Leland Avenue Project.

Furthermore, per the Planning Department's Geographic Information System's database, the 590 Leland Avenue Project is not in the immediate vicinity of areas identified with "Important Views". The nearest "Important View" is more than 5,000 feet away, as shown in the map titled "General Plan Urban Design Element-Important Views."

The aforementioned maps do not demonstrate a loss of view corridors from all angles nor is 590 Leland Avenue identified as an area of importance per the General Plan.

Issue #6 (Shadow): The Department finds that the Project does not require further shadow impact analysis. Because the proposed project is less than 40 feet in height, it does not require a shadow application per Planning Code Section 295. A preliminary shadow fan analysis was prepared by the Planning Department staff which indicates a reduction in shadow impacts when comparing the existing church building's height of 37 feet to the proposed single-family homes' varying heights of up to 32 feet, respectively.

⁴ San Francisco Planning Department. *Residential Design Guidelines: Views*, page 18, December 2003.

Per the Categorical Exemption for the Project:

Planning Code Section 295 was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces under the jurisdiction of the Recreation and Park Commission from shadowing by new and altered structures during the period between one hour after sunrise and one hour before sunset, year round. Planning Code Section 295 restricts new shadow upon public open spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission finds the shadow to be an insignificant effect. The proposed structures would be up to [29'-10 1/4" to 32'-3"] feet tall and would not be subject to Planning Code Section 295. A preliminary shadow fan prepared by the Planning Department indicates that the proposed Project has the potential to cast shadow on John McLaren Park. The park areas north and directly west of the Project area consist of Visitacion Avenue with roadside ruderal vegetation. Therefore, the proposed Project would not result in shadow impacts on any recreational areas to the north or west of the Project site. The park area southwest of the Project site includes a community garden. The preliminary shadow fan indicates that the proposed Project site includes a community garden; further, that the proposed Project would have the potential to cast shadow on the northern portion of the community garden. However, the proposed Project includes buildings that are [29'-10 1/4" to 32'-3"] feet tall, which are less than the existing [37'-2 1/2"] tall building at the Project site. Therefore, it is not anticipated that shadows on the community garden would substantially increase with the proposed Project, and the proposed Project would result in less-than-significant shadow impacts.⁵

Issue #7 (Accessibility): The Planning Department, after conversations with the San Francisco Recreation and Parks Department and after conducting a site visit, finds that the Project does not impact access to, use of nor the integrity of John McLaren Park. Further, the existing pathway connecting Leland and Raymond Avenue on the subject parcel is not an ADA accessible path of travel as due to a significant downslope from Raymond to Leland, the topographical change requires the use of stairs. However, the San Francisco Recreation and Parks Department has explained it intends to address access to John McLaren Park as it is aware that people regularly use the stairs to the right of the existing building to cut through between Leland and Raymond Avenue on their way to/from McLaren Park of the junior high. As part of the McLaren Project, and/or in working with SF Planning, SF Rec and Park hopes to improve access to the park in that area by using Visitacion Valley Projects to add a sidewalk or paved path along Visitacion Avenue from Hahn to the Junior High. The San Francisco Recreation and Parks Department does not have concerns with the proposed units.

Issue #8 (Community Planning & Process): The Department finds that the Project does not jeopardize Community Planning and Stewardship, as encouraged by the General Plan. The Recreation and Open Space Element instructs ensuring a well-maintained, highly utilized, and integrated Open Space system. SF Rec and Park is actively designing improvements to the community garden adjacent to the site and the Public Utilities Commission is working on a rain garden.

⁵ San Francisco Planning Department. *Certificate of Determination Exemption from Environmental Review*, February 15, 2015. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

The Department finds that the proposed project does not conflict with the existing nor proposed John McLaren Park improvements. Existing park amenities in the vicinity include: basketball courts, baseball field, Herz Playground & Coffman Pool, paved and soil surfaces and inclines, and a community garden. Further, any additional improvements for John McLaren Park are at the discretion of the San Francisco Recreation and Parks Department.

Issue #9 (Site Acquisition): The San Francisco Recreation and Parks Department is the agency responsible for the John McLaren Park as well as other city parks. SF Rec and Park's advisory body, PROSAC, did vote to put the property on SFRPD's Acquisition Roster, which is a list of properties that were deemed to meet acquisition policy criteria. However, at this time the San Francisco Recreation and Parks Department is not actively pursuing acquisition of this property and it has other acquisition priorities and financial obligations that take precedence over this property. The San Francisco Recreation and Parks Department does not have concerns with the proposed units.

Per Map 03 of the Recreation and Open Space Element, 590 Leland Avenue is not identified as existing nor as proposed open space. It is also not identified as an area proposed to be acquired to develop sites for open space. Raymond and Leland Avenues are not proposed as potential living alleys or streets nor as off-street multi-use paths. Though Leland Avenue is identified as a proposed green connection, the portion of Leland Avenue where two of the five single-family homes are proposed is not and thus, the Project would not have an effect on said green connection.

The Flora and Fauna proposed for protection in the Environmental Protection Element is specific to Golden Gate Park, other parks and undeveloped areas in San Francisco; and the General Plan encourages that all said areas should be protected. However, 590 Leland Avenue is not located in a park though it is abutting John McLaren Park it is also a site that is currently developed and thus, these protection policies do not apply. Further, a thorough biological assessment has not been presented nor is one required.

Issue #10 (Alternatives): The Department finds the proposed Project of five single-family homes each on their respective parcel to be consistent with the existing RH-1 Zoning District, the 40-X Height and Bulk District, as well as the Residential Design Guidelines. Depending on the alternative proposed uses, said uses may be conditionally permitted or not permitted altogether within a Residential Zoning District.

ENVIRONMENTAL REVIEW

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed Project would have no significant environmental effects. The Project would be exempt under the above-cited classification. For the above reasons, the proposed Project is appropriately exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines as a Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332).

RESIDENTIAL DESIGN TEAM REVIEW

On August 24, 2016, the Residential Design Team reviewed the Project and required a reduction in the garage door widths to 10-feet (RDG, pages 34-36). With incorporation of the requested changes, the RDT supports the Project and finds that the proposal does not include, nor does it create, any exceptional or extraordinary circumstances with regards to the building's design and massing. The proposal would not disproportionately diminish access to existing views from the public realm.

BASIS FOR RECOMMENDATION

In evaluating the pros and cons of this Project, the Department found that this Project which includes the demolition of the existing church, also provides new family-sized housing opportunities, that on balance, comply with the Objectives and Policies of the General Plan:

- In consideration of the Housing Element, the proposed Project adheres to the allowable building height and provides five new dwelling units, each on its own parcel, to the City's housing stock.
- The Project provides for a range of housing needs, including family-sized housing.
- The demolition of the existing church and construction of new single-family homes within an RH-1 Zoning District brings the Project site into greater conformance with the Planning Code. The existing church is a religious institution that is conditionally permitted with the RH-1 Zoning District. Though the existing church structure is legal non-conforming as a Conditional Use Authorization for the Religious Institution was never sought nor granted, removing it altogether to provide residential uses also removes the non-conformity at the Project site.
- The existing church is currently covering all five contiguous parcels in question. The demolition of the church allows the Project to re-introduce code-complying mid-block open space. All five single-family homes will have code-complying rear yards that will further complement and enhance the mid-block open space's prevailing pattern.
- The overall architectural expression of the Project is in keeping with the neighborhood's residential character.
- The proposed residential massings, with the third story setback are compatible with the surrounding neighborhood in height, scale and form. Furthermore, each single-family home's design responds to the topographical changes between each respective parcel, which is reflected in the varying building heights.
- All five single-family homes with heights varying from 29'-10 1/4" to 32'-3" will be less than the height of the existing church, the latter of which measures at 37'-2 1/2".
- The Project provides five new, family-sized, single-family residences, thus contributing to the mix of housing within the City and providing an opportunity to expand the existing limited housing stock.
- The Project Sponsor has modified the design and has reduced the garage door widths.
- The proposed Project meets the requirements of the San Francisco Planning Code, and does not seek any additional entitlements or exceptions.

RECOMMENDATION: Do not take DR and approve the Project as proposed.

Attachments:

Parcel Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Site Photographs
Section 311 Notices
DR Application
Response to DR Application dated December 9, 2016
3-D Renderings
View Photographs
View Analysis
Reduced 311 NN Plans
Reduced Revised Plans per RDT
Certificate of Determination Exemption from Environmental Review
Existing Church Survey and As-Built Drawings
Urban Design Element Maps
Recreation and Open Space Map
Dr. Michael Vasey, Ph. D., Letter of Biological Significance

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	X
Mixed	

Comments: The surrounding neighborhood has a defined neighborhood character consisting predominantly of two-story single-family residences designed in a variety of architectural styles. The surrounding neighborhood also has a few three-story residences along Leland Avenue.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the Project protect major public views from public spaces?	X		
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The immediate neighborhood is located on sloped streets, Leland and Raymond Avenue. Currently, the five contiguous lots slope downward from Raymond Avenue to Leland Avenue to the south. The existing site is currently developed with an existing church building structure, the front entrance is oriented along Leland Avenue and the rear entrance along Raymond Avenue. None of the nearby buildings possess a side yard; however, all consistently provide rear yards at the nearby

residential properties. The project is located to the east of John McLaren Park. As evidenced by the proposed renderings, the project would not extend past the elevation of Leland and Raymond Avenues, and is within the permitted height and bulk.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: Most of the properties on the adjacent block and within the immediate neighborhood are primarily two-stories in height. The proposed buildings would be three stories in height, with a front façade setback at the third floor and would maintain a code-complying rear yard. The building form is similar in nature to the other residences on the subject block.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		

Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The building entrances and garage location of the proposed project are consistent with the Residential Design Guideilnes, the latter of which does not exceed the suggested 10 feet in width. The other nearby properties on the subject block provide garage door widths of up to 16 feet; however, the proposed project does not intend to emulate said widths but rather intends to improve the visual quality of the area with appropriately sized widths. The proposals do not feature stair penthouses.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The proposed windows and exterior materials compliment the surrounding neighborhood. The project provides an appropriate architectural response to the surrounding neighborhood.

Parcel Map



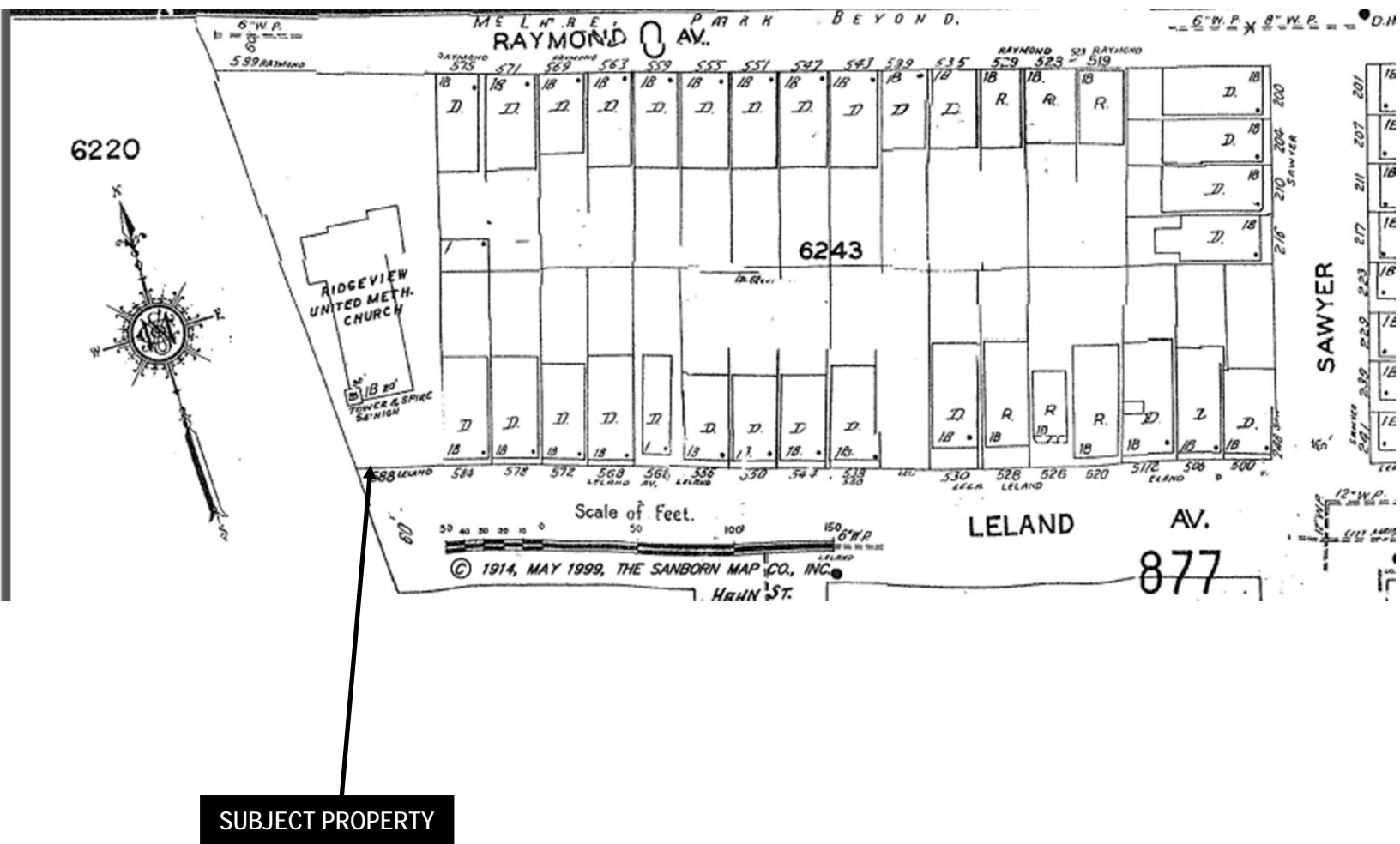
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.0936DRP
 590 Leland Avenue
 6243/019; 061, 062, 063, 064 and 065

Sanborn Map*

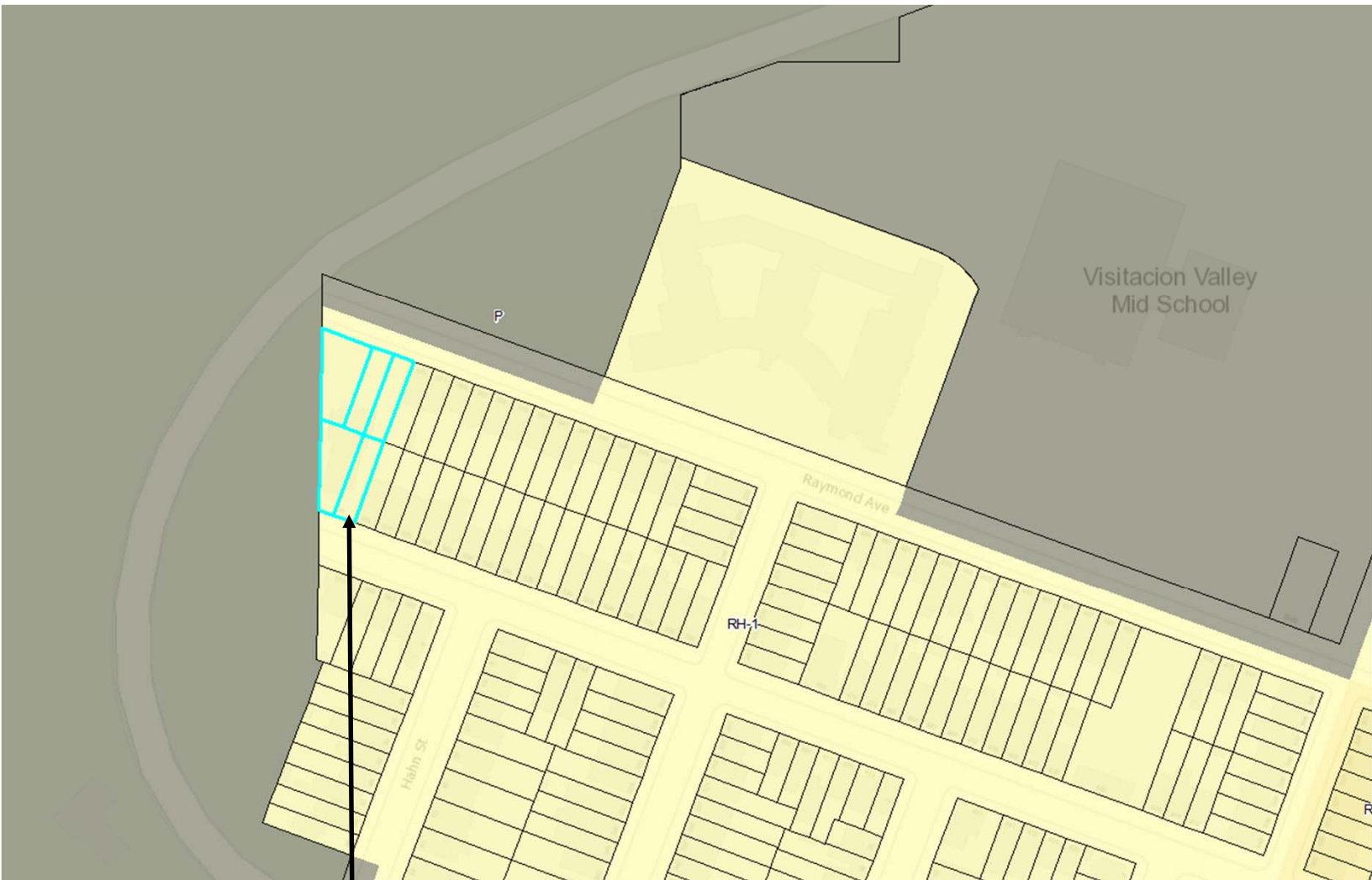
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2014.0936DRP
590 Leland Avenue
6243/019; 061, 062, 063, 064 and 065



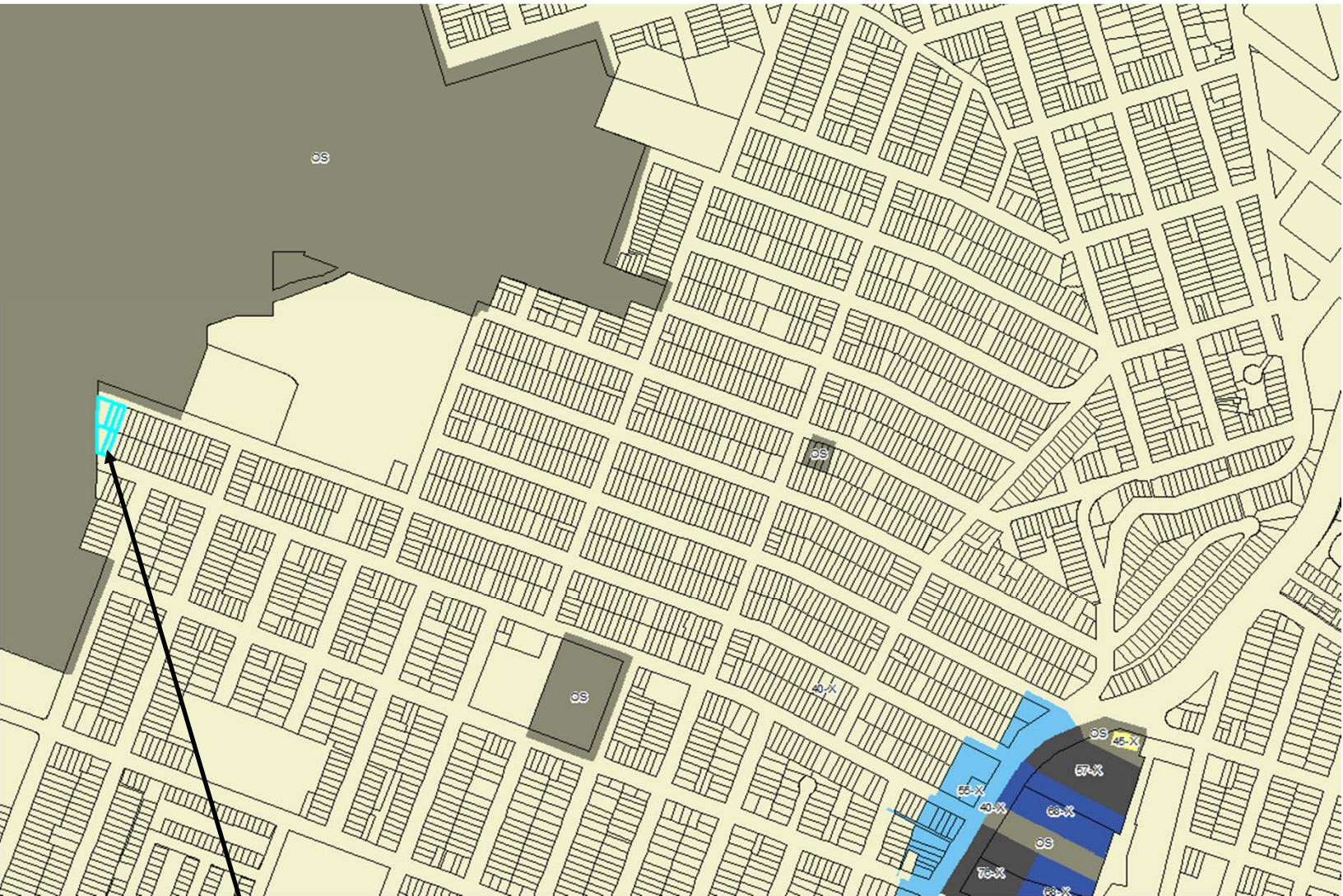
Zoning Map



SUBJECT PROPERTY



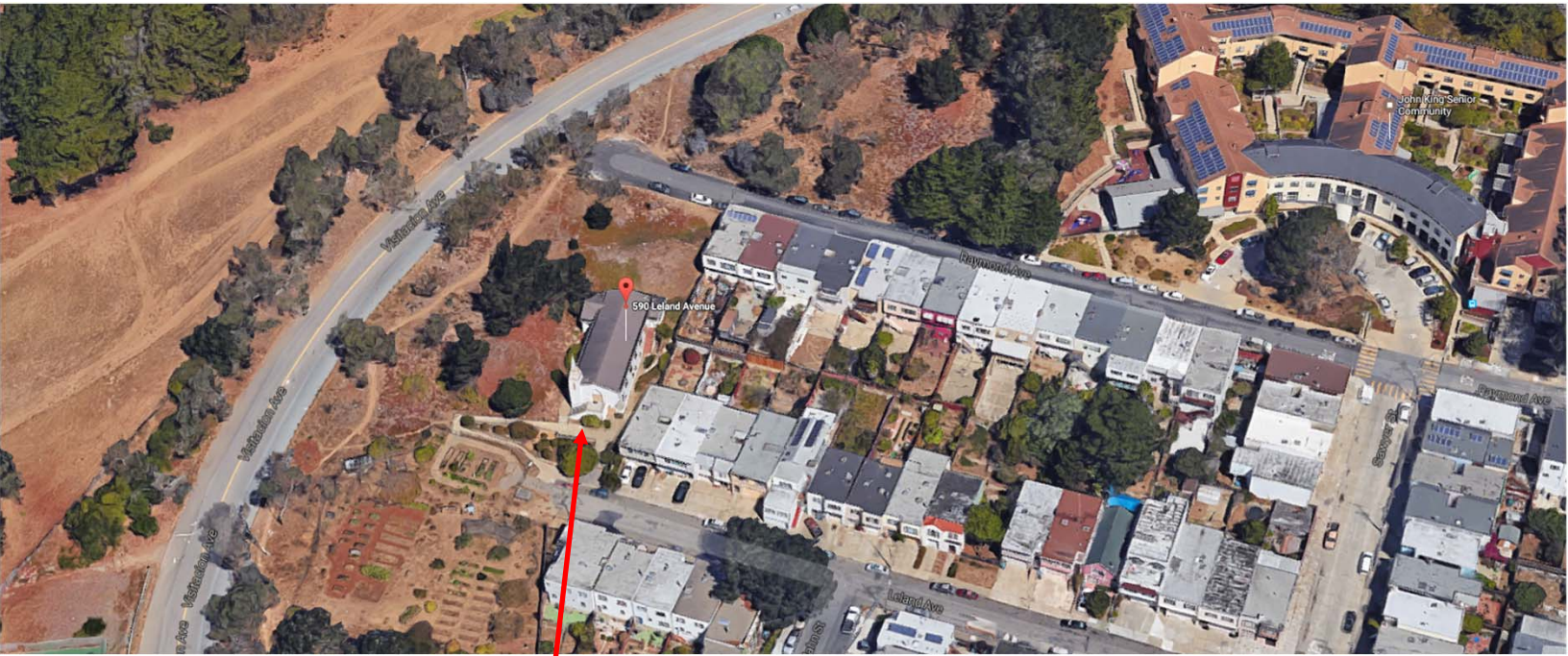
Height & Bulk Map



SUBJECT PROPERTY



Aerial Photographs



SUBJECT PROPERTY

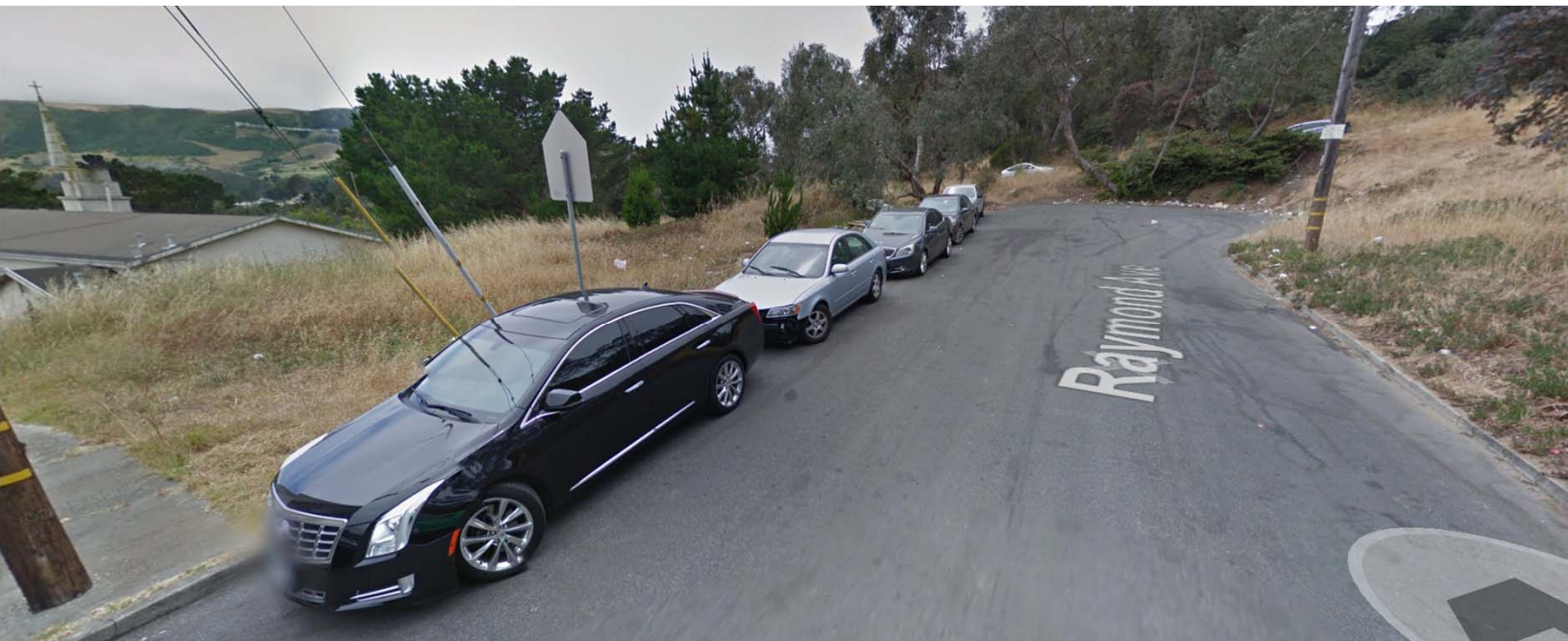
Discretionary Review Hearing
Case Number 2014.0936DRP
590 Leland Avenue
6243/019; 061, 062, 063, 064 and 065

Leland Avenue Site Photographs



Discretionary Review Hearing
Case Number 2014.0936DRP
590 Leland Avenue
6243/019; 061, 062, 063, 064 and 065

Raymond Avenue Site Photographs



Discretionary Review Hearing
Case Number 2014.0936DRP
590 Leland Avenue
6243/019; 061, 062, 063, 064 and 065

SECTION 311

NOTICES



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 25, 2014**, the Applicant named below filed Building Permit Application No. **2014.0606.7762** (Demolition) and No. **2014.0425.4152** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	579 Raymond Avenue	Applicant:	Gary Gee
Cross Street(s):	Visitacion Avenue	Address:	98 Brady Street
Block/Lot No.:	6243/063	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 863-8881

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Church	Residential
Front Setback	None	1 foot
Side Setbacks	None	No Change
Building Depth	91 feet	55 feet
Rear Yard	None	44 feet
Building Height	37'-2 1/2"	29-10 1/4"
Number of Stories	2	3
Number of Dwelling Units	0	1
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The proposal is to demolish the existing church building per Building Permit No. 2014.0606.7762, and construct a new three-story, single-family dwelling. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines
Telephone: (415) 575-9144
E-mail: esmeralda.jardines@sfgov.org

Notice Date: 6/30/16
Expiration Date: 7/29/16

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

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For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines
Telephone: (415) 575-9144
E-mail: esmeralda.jardines@sfgov.org

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1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
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If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

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ENVIRONMENTAL REVIEW

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 25, 2014**, the Applicant named below filed Building Permit Application No. **2014.0606.7762** (Demolition) and Building Permit Application No. **2014.0425.4157** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	589 Raymond Avenue	Applicant:	Gary Gee
Cross Street(s):	Sawyer Street	Address:	98 Brady Street
Block/Lot No.:	6243/061	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 531-8311

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Church	Residential
Front Setback	None	1 feet
Side Setbacks	None	No Change
Building Depth	91 feet	55 feet
Rear Yard	None	44 feet
Building Height	37'-2 1/2"	29'-10 1/4"
Number of Stories	2	3
Number of Dwelling Units	0	1
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The proposal is to demolish the existing church building per Building Permit No. 2014.0606.7762, and construct a new three-story, single-family dwelling. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines
Telephone: (415) 575-9144
E-mail: esmeralda.jardines@sfgov.org

Notice Date: **6/30/16**
Expiration Date: **7/29/16**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 25, 2014**, the Applicant named below filed Building Permit Application No. **2014.0606.7762** (Demolition) and **2014.0425.4158** (New Construction) with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	586 Leland Avenue	Applicant:	Gary Gee
Cross Street(s):	Sawyer Street	Address:	98 Brady Street
Block/Lot No.:	6243/065	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 863-8881

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PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Church	Residential
Front Setback	None	2'-5"
Side Setbacks	None	No Change
Building Depth	91 feet	66'-9"
Rear Yard	None	30'-10"
Building Height	37'-2 1/2"	32'-3"
Number of Stories	2	3
Number of Dwelling Units	0	1
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The proposal is to demolish the existing church building per Building Permit No. 2014.0606.7762, and construct a new three-story, single-family dwelling. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

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Planner: Esmeralda Jardines
Telephone: (415) 575-9144
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Notice Date: **6/30/16**
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Project Address:	596 Leland Avenue	Applicant:	Gary Gee
Cross Street(s):	Hahn Street	Address:	98 Brady Street
Block/Lot No.:	6243/064	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 863-8881

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PROJECT SCOPE		
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Building Use	Church	Residential
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Side Setbacks	None	No Change
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Rear Yard	None	25 feet
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Number of Stories	2	3
Number of Dwelling Units	0	1
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
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DR APPLICATION

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: <i>Chair</i> <i>Fran Martin - Visitacion Valley Planning Alliance</i>		
DR APPLICANT'S ADDRESS: <i>186 Arleta Ave, San Francisco</i>	ZIP CODE: <i>94134</i>	TELEPHONE: <i>(415) 216-8560</i>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <i>Gary Gee</i>		
ADDRESS: <i>98 Brady St. San Francisco</i>	ZIP CODE: <i>94103</i>	TELEPHONE: <i>(415) 531-8311</i>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: <i>590 Leland Ave includes 586, 596 Leland and</i>		ZIP CODE: <i>94134</i>
CROSS STREETS: <i>Hahn</i>		<i>579, 583, 589 Raymond</i>

ASSESSORS BLOCK/LOT: <i>6243/065</i>	LOT DIMENSIONS: <i>113.6'</i>	LOT AREA (SQ FT): <i>15,659 SF</i>	ZONING DISTRICT: <i>RH-1/40-X3</i>	HEIGHT/BULK DISTRICT: <i>40-X</i>
-----------------------------------------	----------------------------------	---------------------------------------	---------------------------------------	--------------------------------------

6243/062
6243/061

3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐

Additions to Building: Rear ☒ Front ☒ Height ☒ Side Yard ☐ *NO*

Present or Previous Use: *Church & open space*

Proposed Use: *Residential - 5-three story units*

Building Permit Application No. *2014.0606.7762*

Date Filed: *April 25, 2014*

RECEIVED

JUL 23 2014

CITY & COUNTY OF SAN FRANCISCO

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

#2014. 0936

BPA #2014. 0606. 7762

Discretionary Review Application
Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

JUL 24 2016

CITY & COUNTY OF COVINGTON
PLANNING DEPARTMENT

For Department Use Only

Application received by Planning Department:

By: 

Date: 7/29/16



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

APPLICATION FOR Discretionary Review

CASE NUMBER #2014.0936/BPA #2014.06.06.7762
For Staff Use Only:

590 Leland Avenue Project includes 586, 596 Leland and 5579, 583, 589 Raymond

RECEIVED

**APPLICATION FOR
DISCRETIONARY REVIEW**

JUL 29 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

1. Owner/Applicant Information

DR APPLICANT'S NAME: Visitation Valley Planning Alliance
DR APPLICANT'S ADDRESS 186 Arleta Avenue **ZIP CODE:** 94134
Telephone 415-216-8560

**PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING
DISCRETIONARY REVIEW**

NAME Gary Gee
ADDRESS 98 Brady Street, San Francisco CA 94103,
Telephone 415-531-8311

CONTACT FOR DR APPLICATION

Fran Martin
186 Arleta Avenue, San Francisco, CA 94134
415-216-8560
fma6764860@aol.com

2. Location and Classification

STREET ADDRESS OF PROJECT 590 Leland Project includes 586 and 596 Leland Avenue, 579, 583 and 589 Raymond Avenue
ZIP CODE 94134
CROSS STREETS: Hahn Avenue
ASSESSORS BLOCK/LOT 6243/065, 6243/064, 6243/063, 6243/062, 6243/061
LOT DIMENSIONS: Approximate Dimensions of irregular 590 Leland parcel, which includes the above lots:
Raymond Avenue: 113.6 feet
Leland Avenue 44.1 feet
Raymond to Leland Ave./East side: 198.7 feet
Raymond to Leland Ave./West side: 207.1 feet
LOT AREA (SQ FT) 15,659 SQ FT
ZONING DISTRICT RH-1/40-X3
HEIGHT/BULK DISTRICT 40- X

APPLICATION FOR Discretionary Review
CASE NUMBER #2014.0936
For Staff Use Only:

590 Leland Avenue Project includes 586, 596 Leland and 5579, 583, 589 Raymond

3) Project Description

Change of Use (x) ,
New Construction (x),
Demolition (X)

Additions to Building:

Rear (X),
Front (X),
Height (X)
Side (NO)

Present or Previous Use

Church and Open Space

Proposed Use

Residential - 5 three story units

Building Permit Application No.

2014.0606.7762

Date Filed:

April 25, 2014

4. Actions Prior to a Discretionary Review Request

Have you discussed this project with the permit applicant? Yes

Did you discuss the project with the Planning Department permit review planner? Yes

Did you participate in outside mediation on this case? No.

5. Changes Made to the Project as a Result of Mediation

N/A

DISCRETIONARY REVIEW APPLICATION: Questions 1, 2 & 3

1) Reasons for requesting DR. What are exceptional and extraordinary circumstances to justify DR? How does the project conflict with General Plan and Residential Guidelines? Be specific and cite specific sections of Residential Guidelines.

The exceptional and extraordinary circumstances for requesting a Discretionary Review are:

(1) The 590 Leland Avenue project proposes to construct 5 units of three story housing up to 3,500 SF in size, which would be totally incompatible with the existing neighborhood's housing and character.

Even more importantly,

(2) The project is also incompatible with proposed improvements to the adjacent McLaren Park open space. These include an outdoor education center to be incorporated in the strip of land connecting the Visitacion Valley Middle School to Hahn Avenue and Coffman Pool. The center will include a major entryway to McLaren Park, a community garden, a PUC Rain Garden, and a Native Plant Demonstration Garden showcasing an existing rare bio-geographical sand dune and plant life. The neighborhood also hopes to establish an Environmental Education Center with space for non-profit organizations in the existing church building. As part of the current McLaren Park planning process this property is key to creating an opportunity for environmental education for City park users and the local population.

(3) In addition, the project would not serve the needs of the anticipated surge of new residents who will be living in the Schlage Lock, Sunnydale, and Executive Park developments, and who have a right to expect adequate accessibility to McLaren Park open space and park amenities. Today single use facilities at the Gleneagles golf course and proposed bike park take up the most beautiful and accessible land in the park areas next to Visitacion Valley. The rest of McLaren Park is too steep and blocked off to residents. The project would block such access.

(4) The project would also include demolishing a church that is one of only 3 churches left in the Valley. That church represents a link to our African American history – in a neighborhood with a dearth of interesting architecture, to us, it is a landmark that defines the area and offers a sense of tranquility. For the future, it represents an opportunity to be adapted as a community asset for non-profits and environmental education. So for two different reasons, it will be a great loss to the community if that church is demolished.

SUMMARY: Given recently discovered information regarding the rare sand dune habitat, and its importance to biodiversity and as a wildlife habitat; given critical issues of social justice and accessibility to open space in a high needs area; and given the incompatibility between the proposed project and existing community planning and neighborhood character, we are requesting a Discretionary Review and an EIR leading to preserving the church and open space at the proposed 590 Leland Avenue project.

The ways in which 590 Leland Project conflicts with the General Plan are divided into 8 general categories, which will be addressed in fuller detail in Question #2. The supporting references from the **General Plan** sections - Recreation, Open Space Element (ROSE), Urban Design Elements and Environmental Protection Elements. In some cases there is overlapping with other categories.

1) Loss of view corridors from all angles

Supportive Elements in the GENERAL PLAN

INTRODUCTION

Priority Policies: The San Francisco General Plan is designed as a guide to the attainment of the following general goals:

4) That our parks and open space and their access to sunlight and vistas be protected from development.

Recreation and Open Space Element

GUIDING PRINCIPLES FOR OPEN SPACE AND RECREATION

POLICY 1.10 *Ensure that open space is safe and secure for the City's entire population.*

Safety and security in the City's open spaces is essential to allow San Franciscans to enjoy their community open spaces. Improving the design of an open space through design treatments can reduce the fear of crime and the actual level of crime. Design treatments can include:

Providing clear sightlines, where appropriate.

Urban Design Element

City Pattern:

OBJECTIVE 1; EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

...San Francisco has an image and character in its city pattern, which depend especially upon views, topography, streets, building form and major landscaping.

Opportunity for Recreation

POLICY 4.8 *Provide convenient access to a variety of recreation opportunities.*

...The more visible the recreation space is in each neighborhood, the more it will be appreciated and used.

...Recreation space at a greater distance should be easily accessible by marked driving routes, and where possible by separated walkways and bicycle paths. Larger recreation areas should be highly visible.

...Outlooks upon a pleasant and varied pattern provide for an extension of individual consciousness and personality, and give a comforting sense of living with the environment.

2) LOSS OF SUNLIGHT IN MCLAREN PARK FROM RAYMOND AVENUE TO LELAND AVENUE OF UP TO 50 – 75 FEET.

Supportive Elements in the GENERAL PLAN

Priority Policies:

4) That our parks and open space and their access to sunlight and vistas be protected from development.

Recreation and Open Space Element

OBJECTIVE 1:

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

PAGE 7

GUIDING PRINCIPLES FOR OPEN SPACE AND RECREATION

POLICY 1.9 *Preserve sunlight in public open spaces.*

Solar access to public open space should be protected. In San Francisco, presence of the sun's warming rays is essential to enjoying open space. Climatic factors, including ambient temperature, humidity, and wind, generally combine to create a comfortable climate only when direct sunlight is present. Therefore, the shadows created by new development nearby can critically diminish the utility and comfort of the open space.

3) NEIGHBORHOOD CHARACTER AND FUNCTION

A) Demolition of existing church and construction on open space will destroy character and cultural heritage of neighborhood

B) Oversized 3 story buildings on end of block next to park and community facilities in area of predominately 2 story homes

C) Loss of parking spaces for residents, gardeners working in expanded community garden, park users and staff at John King Senior Community

Supportive Elements in the GENERAL PLAN

INTRODUCTION:

The San Francisco General Plan is designed as a guide to the attainment of the following general goals:

- 1) Protection, preservation, and enhancement of the economic, social, cultural, and esthetic values that establish the desirable quality and unique character of the city.*
- 2) Improvement of the city as a place for living, by aiding in making it more healthful, safe, pleasant, and satisfying, ...by providing adequate open spaces and appropriate community facilities.*

Priority Policies 1:

That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods...

Recreation and Open Space Element

OBJECTIVE 1: ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

3) That landmarks and historic buildings be preserved;

POLICY 1.12 *Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.*

Guiding Principles for Open Space and Recreation

2. SENSE OF PLACE. *San Francisco is a regional epicenter for ecological, economic, and cultural diversity. Open spaces should aim to build on our City's intrinsic qualities, both natural and cultural, and to reflect the values we place on cultural diversity and biodiversity. Furthermore, they should create a network that inspires a deep connection to place.*

URBAN DESIGN ELEMENT

City Pattern

OBJECTIVE 1: EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

...San Francisco has an image and character in its city pattern, which depend especially upon views, topography, streets, building form and major landscaping.

COMMENT (e): Open space that contains facilities desired by the residents, and that is designed when possible with local participation, is more likely to be used and cared for by local residents.

4- Open space and landscaping can give neighborhoods an identity, a visual focus and a center for activity.

POLICY 4: Protect and promote large-scale landscaping and open space that defines districts and topography.

...Whatever steps are taken in the street areas, they may be lost in the changed atmosphere produced by new buildings.

CONSERVATION

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 4: ??? Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

4) ENVIRONMENT

A) Proximity to future Community Garden, PUC Rain Garden.

B) Intrusion into existing public open space

C) Loss of sand dunes, biodiversity and habitat.

D) Narrows pathway area and visual and actual continuity of the existing parkland.

E) Proximity to proposed native plant demonstration garden

Supportive Elements in the GENERAL PLAN

Recreation and Open Space Element

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

POLICY 1.1 Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

POLICY 1.3 Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

POLICY 1.5 Prioritize the better utilization of **McLaren Park**, Ocean Beach, the Southeastern Waterfront and other underutilized significant open spaces.

Guiding Principles for Open Space and Recreation

4. CONNECTIVITY. San Francisco's network of open spaces should be wholly connected. The open space system should facilitate non-motorized movement, link diverse neighborhoods, be easy to navigate and understand and, where feasible, enhance habitat through connectivity.

5. HEALTH & SAFETY. Open space should increase the City's capacity to be a safe and healthy place to live. Its design should promote social interaction, wellness, and a healthy lifestyle by providing opportunities for physical, cultural and social activities, and a connection to nature.

6. ECOLOGICAL FUNCTION & INTEGRITY. With environmental sustainability as a driving theme, the quantity and quality of natural systems in the City should be preserved and expanded, by promoting aquatic and terrestrial biodiversity, by designing for watershed health, and by implementing environmental, ecological and conservation-minded strategies.

POLICY 1.10 Ensure that open space is safe and secure for the City's entire population.

Safety and security in the City's open spaces is essential to allow San Franciscans to enjoy their community open spaces. Improving the design of an open space through design treatments can reduce the fear of crime and the actual level of crime. Design treatments can include:

Providing clear sightlines, where appropriate.

Designing the street/open space interface to encourage permeability and access.

OBJECTIVE 3 IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

POLICY

3.6 Maintain, restore, expand and fund the urban forest.

OBJECTIVE 4. PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM.

...Maintaining biodiversity requires genetic diversity, species diversity, and habitat diversity. San Francisco can be a leader in creating new and more sustainable open spaces by ensuring that all open spaces, including new and renovated park spaces, are developed in a way that enhances and works with local biodiversity.

POLICY 4.1 Preserve, protect and restore local biodiversity. ...Yet San Francisco continues to lose species diversity due to isolation and fragmentation of habitats and invasive species. ...The City should employ appropriate management practices to maintain a healthy and resilient ecosystem, which preserves and protects plant and wildlife habitat, especially rare species which are the primary contributors to local biodiversity.

POLICY 4.2 Establish a coordinated management approach for designation and protection of natural areas and watershed lands.

POLICY 4.3 Integrate the protection and restoration of local biodiversity into open space construction, renovation, management and maintenance.

The following criteria should be used to determine what constitutes a significant natural resource area worthy of protection:

The site is undeveloped and relatively undisturbed, and is a remnant of the original natural landscape and either supports a significant, diverse, or unusual indigenous plant or wildlife habitat, or contains rare geological formations, or riparian zones.

The site contains rare, threatened, or endangered species, as identified by the U.S. Fish and Wildlife Service or California Department of Fish and Wildlife, or contains habitat that has recently supported and is likely again to support rare, threatened, or endangered species.

The site is adjacent to another protected natural resource area and, if protected from development, the two areas together would support a larger or more diverse natural habitat.

...(if) an area is at risk of loss through development, the site should be examined as a candidate for open space acquisition. Relative importance of the site as a natural area should also be assessed.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 1 ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

...San Francisco is fortunate in that it is not entirely developed and has some rather outstanding natural resources remaining. Those remaining resources should be protected from further encroachment and enhanced ...increasing the supply of natural resources.

POLICY 1.1 Conserve and protect the natural resources of San Francisco. A major thrust of science and technology in the oncoming years must be that of making cities more livable places by offsetting the imbalance between the natural and man-made environments. Man and his technology must become a more interrelated part of nature and not an exploiter of the physical environment.

San Francisco must assure that its remaining natural resources are protected from misuse. ...The most important uses of existing resources should be those which provide maximum benefits for public use while preserving and protecting the natural character of the environment.

POLICY 1.3 Restore and replenish the supply of natural resources.

...Undoing past mistakes must also be a major part of comprehensive environmental action. In this regard, San Francisco should undertake projects to acquire or create open space, cultivate more vegetation, encouraged and receive top priority. With major efforts in this direction, the City will help reverse past trends toward the destruction of the natural qualities of the environment.

POLICY 1.4 Assure that all new development meets strict environmental quality standards and recognizes human needs.

In reviewing all proposed development for probable environmental impact, careful attention should be paid to upholding high environmental quality standards. ...**Development projects, therefore, should not disrupt natural or ecological balance, degrade the visual character of natural areas, or otherwise conflict with the objectives and policies of the General Plan.**

POLICY 2.2 Promote citizen action as a means of voluntarily conserving natural resources and improving environmental quality

POLICY 2.3 Provide environmental education programs to increase public understanding and appreciation of our natural surroundings.

...If we are to preserve and enhance the quality of our surroundings, we must cherish their values. Environmental education programs promoting an understanding and appreciation of our natural systems serve to expand public awareness of environmental problems and man's place in the world.

Land

OBJECTIVE 7: ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO ARE USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS. .

...Just as important as development, however, is the protection of remaining open space to preserve the natural features of the land that form such a striking contrast with the city's compact urban development. In exercising land use controls over development and in preserving permanent open space, the land should be treated as a valuable resource to be carefully allocated in ways that enhance the quality of urban life.

Flora and Fauna

OBJECTIVE 8: ENSURE THE PROTECTION OF PLANT AND ANIMAL LIFE IN THE CITY.

...A totally manufactured environment without plants and animals would be sterile. That bit of nature which still remains in San Francisco is a precious asset. The ecological balance of wildlife and plant communities should be protected against further encroachments.

POLICY 8.2 Protect the habitats of known plant and animal species that require a relatively natural environment... Other parks and undeveloped areas in San Francisco remain relatively undisturbed and provide a variety of environments for flora and fauna: beaches, sand dunes, wooded areas, open fields, grassy hills, and lakes. All these areas should be protected.

POLICY 8.3 Protect rare and endangered species.

Urban Design Element

Conservation

OBJECTIVE 2 : CONSERVATION OF RESOURCES, WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 1: Preserve in their natural state the few remaining areas that have not been developed by man.

OBJECTIVE 2 : DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE

OBJECTIVE 4 : PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

POLICY 1: Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

POLICY 4 : *Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas, which are most deficient in open space.*

POLICY 6 : *Assure the provision of adequate public open space to serve new residential development.*

OBJECTIVE 6: TO PROVIDE A QUALITY LIVING ENVIRONMENT.

City Pattern:

Outlooks upon a pleasant and varied pattern provide for an extension of individual consciousness and personality, and give a comforting sense of living with the environment.

5) ACCESSIBILITY

A) Primary entryway into McLaren Park from Visitacion Valley and new developments east of Bayshore Boulevard.

B) Loss of flat ADA accessible space behind church on Raymond Avenue for nearby Senior Housing residents and general public

C) Overall lack of accessible parkland in Visitacion Valley

Supportive Elements in the GENERAL PLAN

Recreation and Open Space Element

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

In an urban area, the most critical factor in the provision of open space is its distribution. All types of open space activity - from sports fields to playgrounds - should be accessible to and within walking distance of every resident of the City. Walking distance, however, ranges depending on the type of activity and the resident.

... Even in neighborhoods that have open spaces within walking distance, higher density and lower income populations may mean demand in these areas exceeds the capacity of local open spaces. As these communities continue to grow, open space improvements and acquisition are needed to maintain access to this limited resource.

This objective, and the policies that follow, are aimed at addressing these deficiencies through new or improved open space provision.

POLICY 2.2 Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

The City's goal is to ensure that all San Franciscans are within a reasonable walk from an open space with a range of active and passive recreational opportunities. To ensure the highest quality of recreational opportunities for its residents, the City must be able to respond to changing demographics, neighborhood demand, and emerging recreational trends as it plans for new or expanded recreation and open space. The recreation system should provide an equitable distribution of facilities and services and consistent hours of operation. It should also provide sufficient opportunities for populations who are frequent users of open space, such as seniors and children.

POLICY 2.3 Provide recreational programs that are responsive to community needs and changing demographics.

In 2010, SFRPD implemented a new recreation system that focuses on flexibility and responsiveness to changes within communities by providing appropriate programming based on community interest and demand. To stay up-to-date with current needs and interests, RPD routinely surveys their recreation program users. The results provide RPD with information to ensure that programs and services meet the existing needs of neighborhood residents and are on the cutting edge of emerging trends.

OBJECTIVE 3: IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

POLICY 3.1 Creatively develop existing publicly-owned right-of-ways and streets into open space.

POLICY 3.4 Encourage non-auto modes of transportation – transit, bicycle and pedestrian access—to and from open spaces while reducing automobile traffic and parking in public open spaces.

POLICY 3.5 Ensure that, where feasible, recreational facilities and open spaces are physically accessible, especially for those with limited mobility.

POLICY 3.6 Maintain, restore, expand and fund the urban forest.

OBJECTIVE 4:

PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM

Page 40

The City should ensure that recreational facilities and public open spaces are accessible to all San Franciscans, including persons with special recreational needs, where feasible. For example, the hilly topography of the City makes providing some paths ADA accessible difficult to achieve. People with special needs may include seniors, children (particularly the very young), and people with disabilities. In order to achieve this policy, park and recreation facilities should be planned and programmed for people with special recreational needs in mind. The following criteria should be followed when developing or renovating any new space:

All parks and open spaces should comply with applicable requirements of the Americans with Disabilities Act and the California Building Code.

The City should utilize the US Access Board's recreation facilities and outdoor area accessibility guidelines as a best practice for design and construction.

The City should also ensure that routes to and from the open spaces are accessible. For example, the route from the public transit stop to the park should be fully accessible.

Urban Design Element

City Pattern

Opportunity for Recreation

POLICY 4.8 Provide convenient access to a variety of recreation opportunities. As many types of recreation space as possible should be provided in the city, in order to serve all age groups and interests. Some recreation space should be within walking distance of every dwelling, and in more densely developed areas some sitting and play space should be available in nearly every block. The more visible the recreation space is in each neighborhood, the more it will be appreciated and used. ...Recreation space at a greater distance should be easily accessible by marked driving routes, and where possible by separated walkways and bicycle paths. Larger recreation areas should be highly visible.

6) COMMUNITY PLANNING AND STEWARDSHIP

A) Current McLaren Park planning process, during which neighbors, educators and environmentalists are advocating creation of an Outdoor Education Center from the Visitacion Valley Middle School to Hahn Avenue

B) Empower community to help plan their neighborhood

Supportive Elements in the GENERAL PLAN

Recreation and Open Space Element

Guiding Principles for Open Space and Recreation

7. SUSTAINING STEWARDSHIP. *San Francisco's community members should be actively engaged as participants in its future. Policies should work towards shared, continued stewardship that increases the tangible link between community members and their open space network.* Partnerships between public agencies, private business, and community based non-profits, and individual members of the community to foster pride, purpose and community should continue to be developed.

OBJECTIVES AND POLICIES:

OBJECTIVE 1: ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

To ensure vibrant parks and open spaces the City should deploy a diverse range of opportunities, including the following options:

" Provide recreational opportunities, both active and passive, *that respond to user demographics and emerging recreational needs.*

" Include innovative community-driven uses such as food production, *education*, and improved streetscaping.

"Design open spaces that include both active programming and passive uses in tranquil spaces.

" Provide programming for healthy and active lifestyles.

"*Allow active engagement with natural areas through public access trails, wildlife observation, birding, and educational displays and programs.*

" Increase cultural programming and activities *based on neighborhood need and interest.*

Guiding Principles for Open Space and Recreation

Provide spaces and structures that encourage unstructured natural play.

POLICY 1.5 *Prioritize the better utilization of McLaren Park,...* Development of the park should capitalize on the site's natural conditions, including topography, existing native vegetation, and views, in compliance with RPD guidelines. New plantings should be added to provide habitats and windbreaks, to define sub-areas of the park, and to provide colorful and attractive visual accents. Plant species should be hardy, wind- and fire-resistant, and provide for and enhance wildlife habitats. ...New recreation areas should serve active, as well as passive, non-organized recreation needs, that respond to a wide spectrum of park users.

Environmental Protection Element

POLICY 2.3 *Provide environmental education programs to increase public understanding and appreciation of our natural surroundings.*

...If we are to preserve and enhance the quality of our surroundings, we must cherish their values.

Environmental education programs promoting an understanding and appreciation of our natural systems serve to expand public awareness of environmental problems and man's place in the world.

7) SOCIAL JUSTICE AND EQUITY IN HIGH NEEDS AREA

Supportive Elements in the GENERAL PLAN

Recreation and Open Space Element

Introduction

Why Is Recreation and Open Space Important?

Public open spaces, whether playgrounds, picnic fields or even just engaging streets, can help build community by giving neighbors a realm in which to get to know each other, and giving children a safe place to play

. Open space and recreation activities improve resident's physical and mental health.

Open space and recreation activities can help to address environmental justice across a community. Public recreation provides accessible and low cost opportunities to all San Franciscans, regardless of income level. High rates of childhood obesity and illness often correspond to fewer acres of usable open space. Provision of open space in areas with high concentrations of density, poverty, youth or seniors can redress equity issues. A clear example is how local food production increases access to fresh local produce and provides an opportunity for communities to connect with nature.

Guiding Principles for Open Space and Recreation

3. EQUITY & ACCESSIBILITY. *Open space and recreational programs should be equitably distributed. They should provide access for all residents, workers and visitors, and work towards a democratic network that includes all neighborhoods.*

Ensure a well-maintained, highly utilized, and integrated open space system.

OBJECTIVES AND POLICIES

POLICY 1.2 *Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas. ...Renovation of resources also should be prioritized in "high needs areas," defined as areas with high population densities, high concentrations of seniors and youth, and lower income populations, that are located outside of existing park service areas*

POLICY 1.11 Encourage private recreational facilities on private land that provide a community benefit, particularly to low and moderate-income residents

Some private and non-profit recreational facilities act in a quasi-public manner. These may provide free or low-cost community access, supplementing existing City programs in underserved communities for active education, sports and recreational activities.

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

OBJECTIVE 2: INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

POLICY 2.1 *Prioritize acquisition of open space in high needs areas.*

POLICY 2.3 *Provide recreational programs that are responsive to community needs and changing demographics.*

POLICY 2.6 *Support the development of civic- serving open spaces.*

POLICY 2.7 Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

OBJECTIVE 5.

ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECREATION PROGRAMS AND OPEN SPACES

POLICY 5.1 Engage communities in the design, programming and improvement of their local open spaces, and in the development of recreational programs. ...The most successful public spaces are those that respond to the needs of their users. Statistics, maps and figures can only go so far in determining a community's need – they can explain proximity to open space, they can describe type of open spaces that are missing (hiking trails, sports fields, playgrounds, etc.), but they cannot identify the components of open space design, which will most reflect their user community.

Open space designs and improvement plans, recreational programs, partnerships for new concessions, and other park additions should always include community participation

...Community organizing around engaged urban revitalization, such as the creation of parks and open space, can have tangible social benefits too. It fosters a sense of responsibility, and encourages residents to take initiative in affecting their own environment. *Creation of a community space can support the coming together of a neighborhood, facilitating social interactions and further increasing participation in future planning efforts.*

POLICY 5.3 *Facilitate the development of community-initiated or supported open spaces.*

POLICY 5.4 *Reduce governmental barriers to community-initiated recreation and open space efforts.*

POLICY 5.5 *Encourage and foster stewardship of open spaces through well-run, active volunteer programs.*

OBJECTIVE 6.

SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION, AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE

POLICY 6.1 *Pursue and develop innovative*

long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.

Urban Design Element

CITY PATTERN

POLICY 2.3 *Provide recreational programs that are responsive to community needs and changing demographics.*

In 2010, SFRPD implemented a new recreation system that focuses on flexibility and responsiveness to changes within communities by providing appropriate programming based on community interest and demand. To stay up-to-date with current needs and interests, RPD routinely surveys their recreation program users. The results provide RPD with information to ensure that programs and services meet the existing needs of neighborhood residents and are on the cutting edge of emerging trends.

POLICY 4.7 *Encourage and assist in voluntary programs for neighborhood improvement.*

... Even in neighborhoods that have open spaces within walking distance, higher density and lower income populations may mean demand in these areas exceeds the capacity of local open spaces. As these communities continue to grow, open space improvements and acquisition are needed to maintain access to this limited resource.

...This objective, and the policies that follow, are aimed at addressing these deficiencies through new or improved open space provision.

8) NEED FOR ACQUISITION

Supportive Elements in the GENERAL PLAN

Recreation and Open Space Element

OBJECTIVE 2: INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

Priority for acquisition of new space to address open space inequities should be given to high need areas, defined as places where there is low access to open space (illustrated in Map 4: Walkability), a conglomeration of high density, high percentages of children, youth, seniors, and low income households (illustrated in Map

...The Acquisition Policy provides guidance to promote equitable recreational and open space opportunities through

several criteria: location in High Needs Areas, available funding sources that may be leveraged, inter-jurisdictional cooperation, and community support.

OBJECTIVE 6

SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION, AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE

POLICY 6.1 *Pursue and develop innovative long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.*

...Additionally, these agreements should:

- *Maintain and enhance public access to recreation and park services; and*
- *Maintain transparency and accountability to the public; and*
- *Support the park or open space through financial and/ or physical improvements*

Citywide Impact Fees to Fund Recreation Facilities and Open Space. Development Impact fees are fees the City charges developers in connection with approval of a development project for the purpose of defraying all or a portion of new public facility needs related to the development. These fees can be used to acquire and develop new recreational facilities and open spaces and for capital improvements to existing open spaces. Development impact fees that provide revenue for recreation and open space are in effect in a number of City neighborhoods, but not citywide. The City has developed an initial nexus study to demonstrate the impact of new development on open

Environmental Protection Element

Land

OBJECTIVE 7: ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO ARE USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.

POLICY 7.1 *Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element.*

...Given constraints on the City's financial resources, public acquisition for all natural areas that are in private ownership may not be an option. However, if such an area is at risk of loss through development, the site should be examined as a candidate for open space acquisition. Relative importance of the site as a natural area should also be assessed.

...Undoing past mistakes must also be a major part of comprehensive environmental action. In this regard, San Francisco should undertake projects to acquire or create open space, cultivate more vegetation, replenish wildlife, and landscape man-made surroundings. Projects revitalizing the urban environment should be encouraged and receive top priority. With major efforts in this direction, the City will help reverse past trends toward the destruction of the natural qualities of the environment.

...(if) an area is at risk of loss through development, the site should be examined as a candidate for open space acquisition. Relative importance of the site as a natural area should also be assessed.

QUESTION # 2: The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe the property of others or the neighborhood would be adversely affected, please state who would be affected and how:

BACKGROUND

The **Visitacion Valley Greenway** and the **Visitacion Valley Planning Alliance (VVPA)** in partnership with various environmentalists, educators and community members are in agreement that the 590 Leland site should not have housing built on it, but rather should be preserved as open space. On July 7, 2015, the Park Recreation and Open Space Advisory Committee (PROSAC), after hearing numerous comments made by concerned neighborhood members, voted unanimously to place the parcel on the Recreation and Park Department's Acquisition Roster, and, separately, to recommend that the Recreation and Park Commission act to acquire the site. In addition many McLaren Park Collaborative members have expressed support for acquiring the site for public open space and environmental education.

The award winning **Visitacion Valley Greenway** has worked for over 20 years to beautify and green the neighborhood (200+ trees planted in the Valley with Friends of the Urban Forest), promote outdoor education with children and youth, maintain the Greenway, and provide a sense of unity.

Since 1999 the **Visitacion Valley Planning Alliance** has endeavored to help empower and educate the community to improve Visitacion Valley, which is one of the most neglected neighborhoods in San Francisco. As a result, among other accomplishments, VVPA has achieved the following:

- Created a community planning process, without City support at the beginning, that has resulted in the process of developing the Schlage Lock former brown field site as a TOD.
- Pursued a better design for our new library.
- Initiated the Visitacion Valley Developer's Infrastructure Fee and Executive Park Master Plan process with former Supervisor Maxwell
- Worked on Leland Avenue Streetscape Improvement Project, the San Bruno/Arleta/Bayshore intersection corner, the Plaza in front of Schlage Lock and Bayshore Caltrain Station design

The point is that VVPA has been in the forefront of Visitacion Valley community planning for over 17 years. We have supported high-density housing and initiated thoughtful, smart development to improve our historically underserved neighborhood.

It is clear that our community is not opposed to new housing. On the contrary, we embrace it, particularly when it best serves our community, the City and the environment.

However the proposed development at 590 Leland is not in the best public interest and will cause the loss of sensitive open space and the church building as a community resource, which will adversely affect our neighborhood forever.

This is the site of the last remaining African American Church in Visitacion Valley. Furthermore, the community has already developed a vision for this site as an eco center and community space (See Question 3 for more details).

In the past few years Visitacion Valley residents have contended with a lack of services that are expected in other wealthier neighborhoods, coupled with an alarming trend to use our neighborhood for what is not desired in the rest of the City. The most egregious of these being:

- Relocation of MTA facility and Auto Return to Visitacion Valley
- Plans to relocate Recology facilities from Pier 96 and 7th Street to an expanded facility in Visitacion Valley
- Redevelopment Agency dissolution, resulting in less community planning input and increase in number of housing units at Schlage Lock.
- Recent sale of Union Pacific Railroad property to a developer, with possible 200 additional housing units and loss of open space at Schlage Lock,
- Proposal to build a Caltrain Maintenance yard directly next door in Brisbane

Specifically, there are 3 main interrelated issues and concomitant impacts that concern our community about the 590 Leland Avenue Development:

1) Environmental

According to Planning Department Policies the 590 Leland site proposal did not meet the threshold for an EIR. In fact, the project will have environmental impacts that would be considered insupportable in a larger project. There needs to be greater scrutiny due to the

Views

Views from the park of the Bay, Visitacion Valley and San Bruno Mountain would be destroyed by the proposed development of 5 three-story houses. Sight lines into the park from nearby streets would be eliminated. Lovely, irreplaceable views visible only from this area would be lost forever. (See photos).

Shadowing

Significant shadows created by the ***existing*** 2-story building at the end of Raymond Avenue extend 50 feet to the west in the 9 am morning sun. Earlier there would be an even longer shadow. The ***proposed*** three-story buildings would cast a 50 - 75 foot shadow (approximately) across the western length of the development from Raymond Avenue to Leland Avenue for a main portion of the day. The shadows would adversely affect the native plants on site. (See photo)

Loss of Open Space and Accessibility

Over the years the original McLaren Park footprint has lost over half its acreage to private housing and public entities, such as schools and public housing. The 590 Leland Avenue parcel was once part of McLaren Park. Historically, the public has considered the open space behind the church to be part of the park until it was discovered that the land had been sold to a private developer. The Recreation and Park Department has long maintained the site behind and beside the church believing it to be Recreation and Park open space.

The flow of parkland from Visitacion Valley Middle School to Hahn Avenue will be forever compromised and interrupted by the 590 Leland Avenue development. It will create a very narrow passage for the public trail next to Visitacion Avenue. There is a commitment by Rec/Park, the PUC and the community to improve this strip of land as witnessed by the various projects already begun – the community garden, PUC rain garden, improved open space to be landscaped with drought resistant and native trees and plants, trails and a major entryway to McLaren Park in an area lacking accessibility to the park. The 590 Leland project will ruin what has been underway for some time. (See photo)

Proximity to Public Open Space and Bio-geographical Importance

The 590 Leland site is directly adjacent to a Recreation and Park open space. According to the General Plan, the site should be preserved and protected as part of the larger public open space. Most importantly, Dr. Michael Vasey, SFSU Department of Biology and Director, SF Bay NERR, among many scholarly accomplishments, has identified the site as a rare sand dune bio-geographical habitat for rare existing native plants.

2) Public investment in the surrounding area

It has long been hoped and planned that the area running along the eastern side of Visitacion Avenue from Visitacion Valley Middle School to Hahn Avenue would be improved for our community.

Existing Conditions

North of Mansell Street, McLaren Park is relatively well kept with numerous public amenities. South of Mansell Street the conditions in McLaren Park change dramatically for the worse. Much of this parkland lacks pathways and is too steep and over-grown with weeds to be accessible for the average park user. For the most part private homes, El Dorado Elementary School, Visitacion Valley Middle School and John King Senior Housing have been built adjoining the McLaren Park border forming an impenetrable wall around the park. There is an obvious lack of entryways. The most topographically level and beautiful open space in Visitacion Valley has been allocated to a single use entity – the Gleneagles Golf Course. The only other open space, that could have served the entire community, has been set aside by Rec/Park for a bike park on Sunnydale Avenue. (See photos)

Improvements Underway or Proposed

- ***Future Improvements:*** There will be a PUC rain garden at the Leland Avenue entry adjacent to the Community Garden, which is in the process of major renovation. This area will become a focal point and outdoor education center for McLaren Park, as well as the neighborhood. The proposed 590 Leland project will be in the middle of these public amenities.
- ***Outdoor Education Center:*** This is the beginning of the eventual establishment of a park area landscaped with native plants and containing trails from Visitacion Valley Middle School, John King Senior Community and the neighborhood into McLaren Park's natural area north of the golf course. It is envisioned by many that a Native Plant Demonstration Garden be linked to the Community Garden and Rain Garden as a venue for environmental education. There have been plans for students from Visitacion Valley Middle School to help clear and landscape

portions of the space under the guidance of the environmental education program, Kids in Parks, and middle school teachers. Community members will also volunteer. This entire area offers an opportunity for the Visitacion Valley community, as well as regional park users to learn about native plants, agriculture, horticulture and water conservation.

- **Trail:** A little over a year ago, with the help of SFRPD, local volunteers, and the group, Volunteers of California (VOCAL), there was a site cleanup for a trail from the middle school to Hahn Avenue. Dead trees and weeds were removed and the first phase of a trail was built. The flow of this parkland will be forever compromised and impeded by the 590 Leland development. It will create a very narrow passage for the public trail at Raymond Avenue.

- **McLaren Park Entryway:** The McLaren Park land from the middle school to Hahn Avenue is planned to become a major entryway to McLaren Park for the existing community, as well as the expected new population at Executive Park, Schlage Lock and Sunnydale Housing and park users in general. Leland Avenue provides a direct route from Schlage Lock to McLaren Park.

- **Roadway and Public Safety:** The end of Raymond Avenue has been made into a vehicular turn-around area that is close to undercutting the Visitacion Avenue roadway above. The park space on the north and south sides of the turn-around needs to be extended across Raymond Avenue to shorten the street and shore up the Visitacion Avenue roadway. This will protect the precarious roadway and connect the park pathway for pedestrian and roadway safety, park continuity and beauty. Building 3 housing units there will impede this improvement.

- **Parking:** Raymond Avenue already has parking issues due to the need for John King Senior Community staff parking. Leland Avenue, a cul-de-sac, also poses parking issues for neighbors. Two parking spaces, each for the 5 proposed 590 Leland units will make the problem worse. Adding to the problem, the developer states that the units have 4 bedrooms, but there are other spaces in the designs that will allow for more bedrooms. More residents mean a higher demand for parking spaces.

- **McLaren Park Community Design Process:** The Recreation and Park Department and PUC are already investing several million dollars on improvements that will be negatively impacted by placing 5 large buildings in the middle of vital open space. This area will be included in the current McLaren Park public planning process for the entire park as part of the 2012 Park Bond allocation for McLaren Park, a process that will lead to trail, landscaping and recreational improvements to benefit the several nearby public schools and housing facilities as well as the community at large.

3) Impact on Community and Park Users :

Who will be Impacted

The general public and entire population of Visitacion Valley including future residents at the new developments, as well as nearby residents, seniors and students will be impacted by loss of open space and connectivity to the only vestige of McLaren Park accessible to the public in Visitacion Valley.

Reality of Open Space Conditions in Visitacion Valley

The issue of the open space contiguous to the 590 Leland development, which runs from the Visitacion Valley Middle School (VVMS) to Hahn Avenue needs to be examined in terms of the greater McLaren Park open space situation in Visitacion Valley and its community impacts. The area surrounding the site is home to Sunnydale (largest public housing project in the City), Heritage Homes and Britton Courts Housing Projects, John King Senior Community housing and the Visitacion Valley Middle School. El Dorado and Visitacion Valley Elementary Schools are nearby.

Since the Visitacion Valley neighborhood is located near McLaren Park it is not considered a "high needs" area in terms of open space. In reality, residents of Visitacion Valley do not have adequate access to McLaren Park. Given the enormous amount of high density housing soon to be built in the Valley, it is even more critical to provide as much usable open space and accessibility as possible for the neighborhood.

Seniors and Students

The area provides much needed open space for the seniors living at John King Senior Community (JKSC). Currently, they are forced into the street to exercise and walk, as it is difficult for them to enter the park. The only flat open space near JKSC is at the proposed 590 Leland project area on Raymond Avenue. Middle school students routinely use the pathway to and from home.

Neighborhood Character and Identity

Although the church building was not judged to be of historical or architectural importance to those who evaluated it for the Environmental Review, in reality it does have importance to the fabric of the Visitacion Valley neighborhood that lacks landmarks, interesting public buildings and, in general, a positive sense of identity. The church has been part of our visual landscape for over 60 years. It was home to an African American church in a City with a dwindling African American population and cultural institutions. It was for many years a space for the non-profit, ROCK afterschool program. Both have been displaced. The church is an iconic structure that gives a sense of tranquility and defines the area. It is one of only 3 church buildings remaining in the Valley and the only one with a spire. (See photo)

We are asking for a return to former use as a community resource. In this era of sky rocketing rents, non-profits have been forced to leave the City. The Church building could be a shared space for many non-profits, particularly those devoted to education and environmental issues.

Environmental Education Opportunities

This overall open space will become an outdoor destination point for environmental and agricultural education. It will be a living laboratory, if you will, for the people of San Francisco and, particularly for high-risk children and youth in a neighborhood lacking recreational and environmental educational opportunities. Plans for this project have already displaced the students from the after school program, ROCK (Real Opportunities for City Kids), from their original space, which was located in the Church. In addition, the site is part of a rare biogeographical sand dune, which, in itself, offers an invaluable venue for outdoor education.

Community Involvement/Stewardship

Students involved in an outdoor education program at Visitacion Valley Middle School, as well as other youth, children and local residents, will volunteer to improve the area. There have been volunteer work parties at the Leland Avenue Community Garden with neighbors, SF Conservation Corps and SFRPD youth programs. Students from ROCK (Real Opportunities for City Kids) and Boys and Girls Club have participated in programming at the Community Garden. Students from Visitacion Valley Middle School taking part in a Kids in Parks environmental education program there will begin improving a site on the upper Raymond portion of the site next year. In the future, as has been the case of the Visitacion Valley Greenway, community volunteers will be heavily involved in park improvements.

Affordable Housing

Our historically neglected neighborhood has promoted and embraced new high density housing at Executive Park, Schlage Lock and Sunnydale Housing as well as past projects at Britton Courts and Heritage Homes, but this proposed project in such a sensitive area is asking too much of our community. We need open space to accommodate the needs and desires of an enormous influx of new residents and our already beleaguered residents. Building high cost mega-homes in a neighborhood desperately in need of affordable housing is a slap in the face of an underserved community that has long fought for more housing when other neighborhoods have rejected it. The 590 Leland project does not benefit the people of Visitacion Valley. It adds no value to the neighborhood. Instead, much will be lost to the well-being, quality of life and health of the community.

Degradation of any open space in San Francisco is not in the best public interest. We ask that the 590 Leland Avenue site be annexed to McLaren Park and that the proposed housing development not be approved by the Planning Commission.

McLaren Park Outdoor Education Center

ADVISORY COMMITTEE

Dr. Michael Vasey, Director NERR , member of SFSU Biology Department staff

Michael Wood, President, Wood Biological Consulting

Ana Vasadueo, Former Director Blue Greenway, Environmental and Land Use Planning degree from Cornell

Linda Shaffer, Former PROSAC District 10 representative, CNPS Board Member

Charlotte Hill, Environmental Educator, Former Director and Teacher in Kids In Parks program

Damien Raffa, Education/Volunteer Program Manager, Presidio Trust,

Fran Martin, Visitacion Valley Planning Alliance and Visitacion Valley Greenway

Linda Davirro, Chair of Crocker Amazon Park Advisory Committee, former Chair of PROSAC

Zahra Kelly, Director, Friends of Palou/Phelps Park

Markos Major, Director, Climate Action Now

In addition, supporters have signed a petition available when needed.

3) What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted in question #1?

The alternative that best serves the greater public good and surrounding neighborhood is to not permit housing at 590 Leland Avenue, particularly housing that is out of line with the predominately two story housing in the neighborhood and the open space and educational needs of the community. The community has a plan that is in keeping with the General Plan and improvement of the parkland for the adjacent long neglected Visitacion Valley community and park users from the City and Bay Area region.

**COMMUNITY PROPOSAL FOR WESTERN MCLAREN PARK FROM
VISITACION VALLEY MIDDLE SCHOOL TO HAHN AVENUE**

The entire ribbon of McLaren Park open space from Visitacion Valley Middle School to Hahn Avenue adjacent to Visitacion Avenue is envisioned as a Native Plant Demonstration Garden and Outdoor Education Center. It would encompass:

- The soon-to-be renovated Leland Avenue Community Garden
- The soon-to-be-built PUC Rain Garden
- An Environmental Education Center located in the existing church at 590 Leland.
- Pathways through a Native Plant Demonstration Garden, which includes a rare biogeographical sand dune, linking the Middle School, Coffman Pool, Hahn Avenue and the greater McLaren Park west of Visitacion Avenue to the Visitacion Valley community and general park users.

Reasons

San Francisco's largest park, Golden Gate Park, was conceived as a destination point with infrastructure such as the Band Concourse, Botanical Garden, Windmills, Academy of Sciences, Museums, Conservatory of Flowers, etc. to attract the public. McLaren Park, our second largest park was conceived as a more natural open space for the public to experience the environment in its unstructured form.

Over the years McLaren Park has significantly shrunk in size due to loss of land to both public and private housing and public schools. Still it represents our best hope for major open space devoted to nature, which is of particular necessity in this time of loss of wildlife habitat and global warming. Generally, our cities are 10 degrees warmer than the surrounding countryside. Worldwide we are facing unprecedented loss of species and drought has made water scarce and threatens our green infrastructure. Facing this global crisis, it is important that we act locally to educate ourselves about the environment and the value of native plant species, which are drought resistant. What better place than McLaren Park?

There is no other area in the park where an outdoor education center would be viable. At 590 Leland there is already a building, i.e. the church, to accommodate community needs – no necessity to build anything on precious open space. It is a large building adjacent to the overall

site that could accommodate classes, meeting rooms, exhibits and offices for environmental groups. We are asking for a return to its former use as a community resource. The 590 Leland Project has displaced the nonprofit ROCK afterschool program and an African American church of long standing in a City with a dwindling African American population and cultural institutions. The church has had historic and visual importance to the fabric of neighborhood that has few public landmarks,

A Recreation and Park Community Planning Process to create an overall plan for McLaren Park began July 23. That process will consider incorporating the 590 Leland site in McLaren Park to create the best possible open space plan for the entire park. An outdoor education center and much needed accessibility to the park for Visitacion Valley residents and the general public are needed. The goal of good City planning is to use land for the highest, best use in the public's interest. That should take precedence over building new unaffordable housing. Given the major influx of new housing units proposed for Visitacion Valley and the enormous number of new residents coming to the area, it is vital that the needs of those people be met, as well as existing residents. Plans for McLaren Park's future need to address viewing the park in its totality as an environmental resource and a venue for outdoor education. The 590 Leland project directly threatens the viability of the planning process and the park open space.

According to several Native Plant experts, including Dr. Michael Vasey, of particular importance to McLaren Park and San Francisco, is the distinctive presence of the biogeographical remnant sand dune, the easternmost in the City, which comprises the site. There are 2 native plant species located in the sand dune, one is locally rare and the other is endangered. Both are the only ones in McLaren Park, The overall site should be protected by the Recreation and Park Department.

Educational Opportunities.

At this critical moment we have an unprecedented opportunity to create an outdoor destination point for environmental and agricultural education that will not come our way again. It will be a living laboratory, if you will, for the people of San Francisco and, particularly, for high-risk children and youth in a neighborhood lacking recreational and environmental educational opportunities.

Connecting Children to Nature Initiative

San Francisco is a core member in the national Cities Connecting Children to Nature initiative, which advocates for outdoor education and recreational opportunities for children. As one of only 7 cities chosen nationwide, there is an effort on the part of our Recreation and Park Department to focus on providing better service to our children. The McLaren Park Outdoor Education Center would be central to making San Francisco a leader in environmental education for children.

It is of vital importance that such an Outdoor Education Center be created in McLaren Park for the following reasons:

• **Empowerment:** With a population of 66% Asian, 8% African American, 18% Latino and White 12%, Visitacion Valley represents the future diversity of our City and country. As population demographics change, it is critical to be more inclusive of "minorities" who have not been as active in the environmental movement due to various socio-economic barriers. Education on all fronts is necessary to empower our future environmental leaders.

- **Social Justice:** The minority population of Visitacion Valley has been over-shadowed by various interest groups who have had a larger voice in planning for McLaren Park. The City has systematically ignored the needs of the Visitacion Valley community on all levels.
- **Living Lab:** The Native Plant Demonstration Garden, sited in a Recreation and Park open space would teach the public about what plants they could plant in their own yards and be a model for future planting in all our City parks. Interested professionals, teachers and classes could profit from such a resource for hands-on education. The Demonstration Garden would provide a habitat refuge for wildlife. A small greenhouse could be annexed onto the back of the church building for propagating native plants.
- **Unique Bio-geographical Site:** The site is the only sand dune in McLaren Park and the easternmost sand dune in San Francisco. It is also home to 2 native plants of significance found nowhere else in the vicinity. This is a living lesson in biodiversity that makes the area very special to environmental science and our residents, as well.

The future McLaren Park Native Plant Demonstration Garden and the 590 Leland site are inextricably linked. It is critical to not allow housing development and protect such a site since according to the general plan:

- "...the two areas together would support a larger or more diverse natural habitat,
- "...The site is undeveloped and relatively undisturbed, ...
- We should " *Preserve, protect and restore local biodiversity. ...Yet San Francisco continues to lose species diversity due to isolation and fragmentation of habitats and invasive species.*"

• **Lack of Outdoor Education Facilities in City and Specifically, McLaren Park:** The only environmental education center operated by the Recreation and Park Department is the Randall Museum, which is geographically inaccessible to those in the Southern neighborhoods. McLaren Park has no suitable place for exhibits and for people to meet in-doors. The only possibilities are the small clubhouses at McNab Lake and the Crocker Amazon Playground: neither is surrounded by open space or adequate for an Environmental Education Center.

• **Repurposing:** Returning the church building to its original function as a community asset and, specifically, creating an Environmental Education Center there is the smart, innovative choice. There would be no need to use precious open space for a new building and it is positioned in an education facility-rich, underserved area available to 3 high schools, a middle school and 3 elementary schools. In San Francisco there is an unprecedented loss of non-profits unable to compete for overpriced space. This crisis is well documented, and the church building would help alleviate the situation as an office and meeting space for nonprofits. Note that the Mayor has created the Nonprofit Space Investment Fund and Nonprofit Space Stabilization Program to address this very problem.

Given the extraordinary features of this site, it is necessary that it remain open space and that the church serve as a much needed community asset.

Discretionary Review Request for 590 Leland Project

LIST OF PHOTOS

- 1) Overview of Visitacion Valley**
- 2) Overview of 590 Leland and Environs**
- 3) Impact on Views**
- 4) Impact of Shadows**
- 5) Importance of Church to Neighborhood Aesthetics and Character**
- 6) Leland Avenue Community Garden**
- 7) PUC Rain Garden**
- 8) Concept Plan for McLaren Park Outdoor Education Center**

**APPLICATION FOR Discretionary Review
CASE NUMBER**

For Staff Use Only:

590 Leland Avenue Project includes 586, 596 Leland and 5579, 583, 589 Raymond

Applicant's Affidavit

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Fran Martin Date 7/29/2016

Print name, and indicate whether owner, or authorized agent:

Fran Martin

Owner / Authorized Agent (circle one)

APPLICATION FOR Discretionary Review

CASE NUMBER

For Staff Use Only:

590 Leland Avenue Project includes 586, 596 Leland and 5579, 583, 589 Raymond

DISCRETIONARY REVIEW

Submittal Checklist

REQUIRED MATERIALS (please check correct column)

DR APPLICATION

Application, with all blanks completed _____ (x)

~
Address labels (original), if applicable _____ (x)

~
Address labels (copy of the above), if applicable _____ (x)

~
Photocopy of this completed application _____ (x)

~
Photographs that illustrate your concerns _____ (x)

~
Covenant or Deed Restrictions _____ N/A

~
Check payable to Planning Dept. _____ N/A

~
Letter of authorization for agent _____ N/A

~

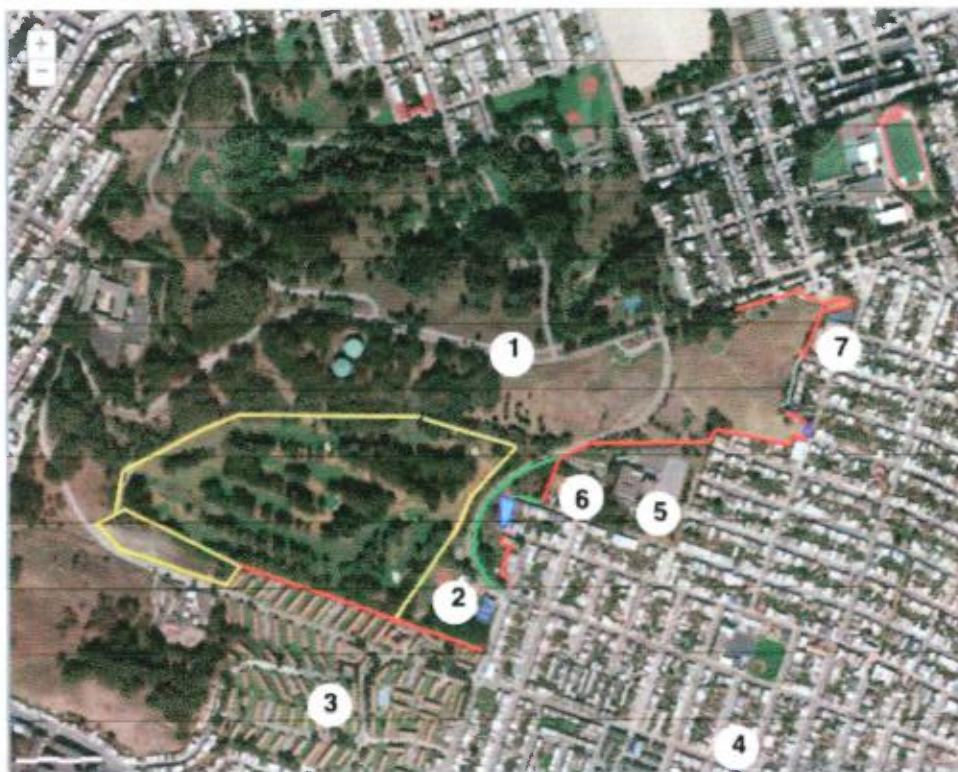
For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

OVERVIEW

McLaren Park South of Mansell Street
and surrounding conditions in Visitacion Valley



LEGEND

- Area bounded by housing and schools, inaccessible to general public
- Area bounded by golf and bike courses
- Proposed area for development at 590 Leland Avenue
- Open space from VVMS to Hahn Avenue
- ① Mansell Street
- ② Herz Playground/Coffman Pool
- ③ Sunnydale Housing
- ④ Heritage Homes/Britton Courts
- ⑤ Visitacion Valley Middle School
- ⑥ John King Senior Housing
- ⑦ El Dorado Elementary School

OVERVIEW

590 Leland and Environs

2



590 Leland Avenue site
Community Garden, Rain Garden, entryway to McLaren Park and trail area from VVMS to Hahn Ave.



Approximate dimensions of 590 Leland site:

Raymond Ave.	113.5 feet
Leland Ave.	44.1 feet
North to South/East side	198.7 feet
North to South/West side	200.1 feet

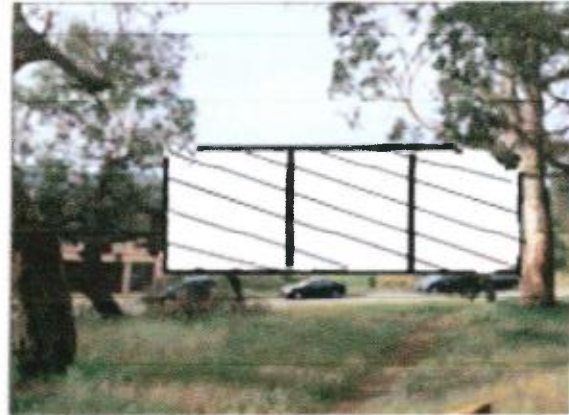


Impact on Views

Existing

After development

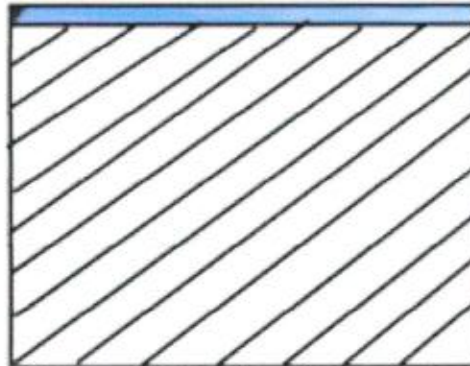
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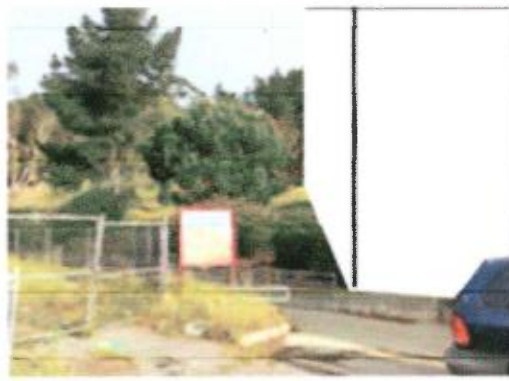
View to South from pathway below V V Middle School



View to South of San Bruno Mountain and Valley from Raymond Avenue



Adjacent to site - Southwest View of Bay and San Bruno Mountain



View from Leland Avenue looking North - Future renovated Community Garden, PUC Rain Garden and main entry to McLaren Park in foreground

Impact of shadows

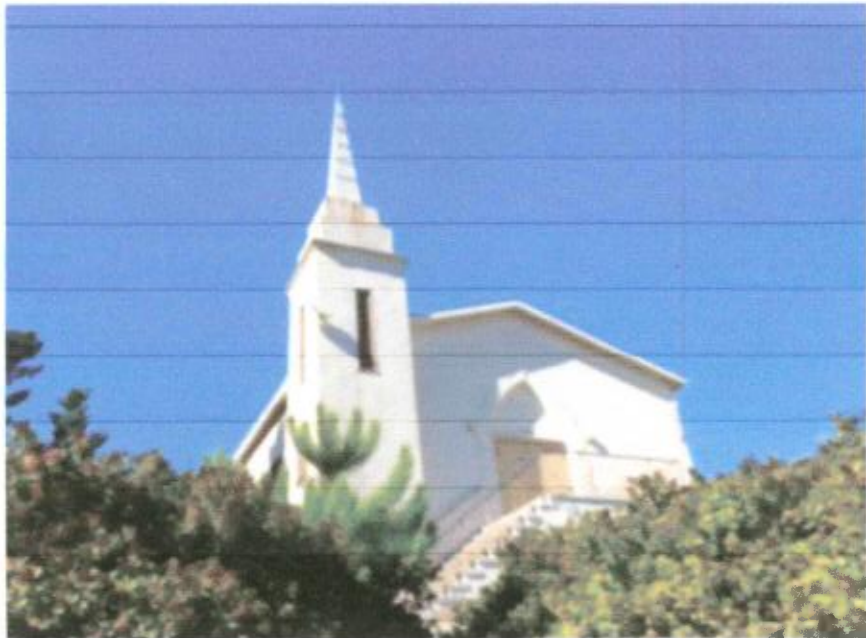
4



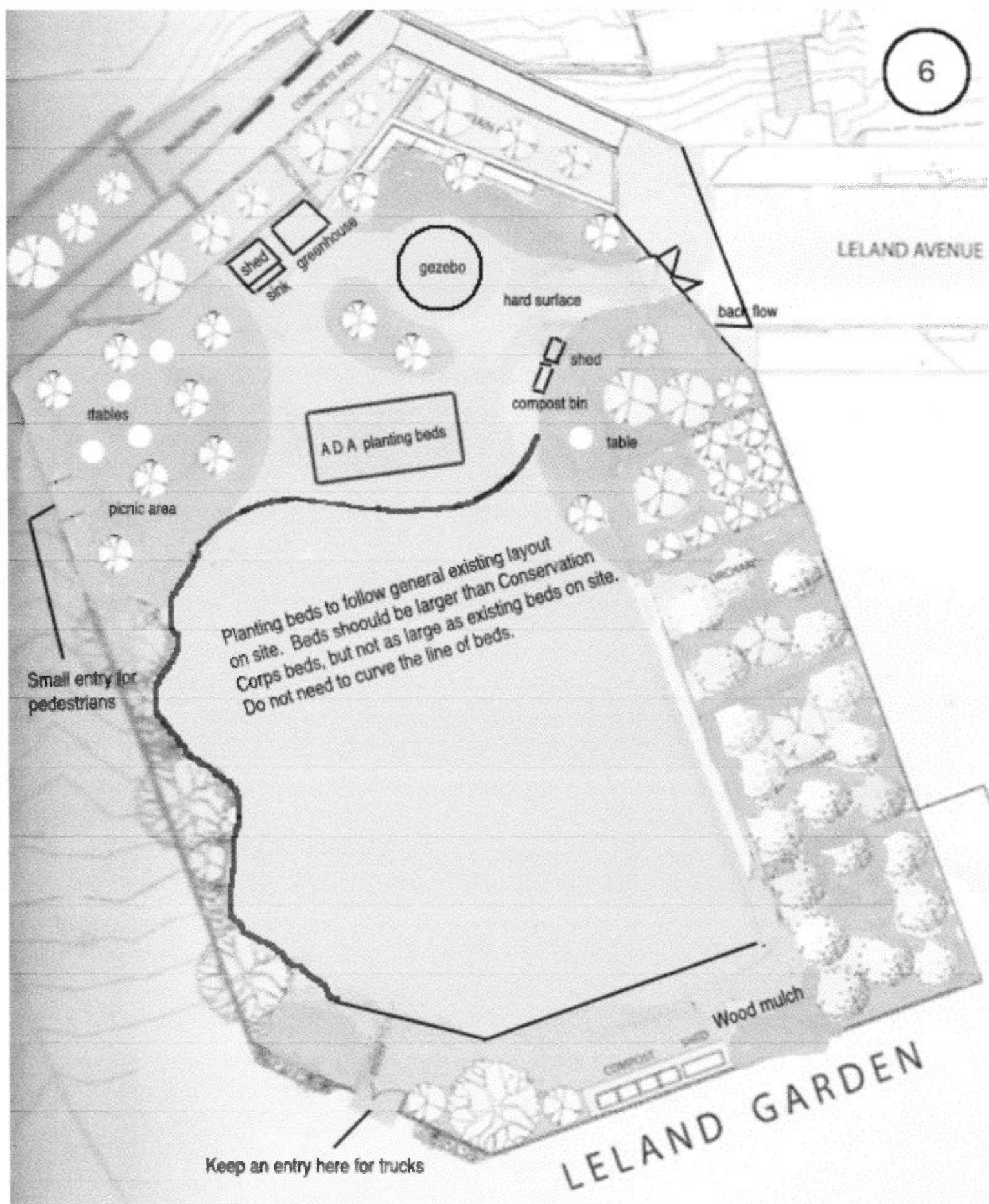
Red indicates shadows cast by development of up to 75 feet



Existing conditions on Raymond Avenue : Shadws 50 feet long cast by 2 story building at 9 am



Importance of Church to neighborhood aesthetics and character



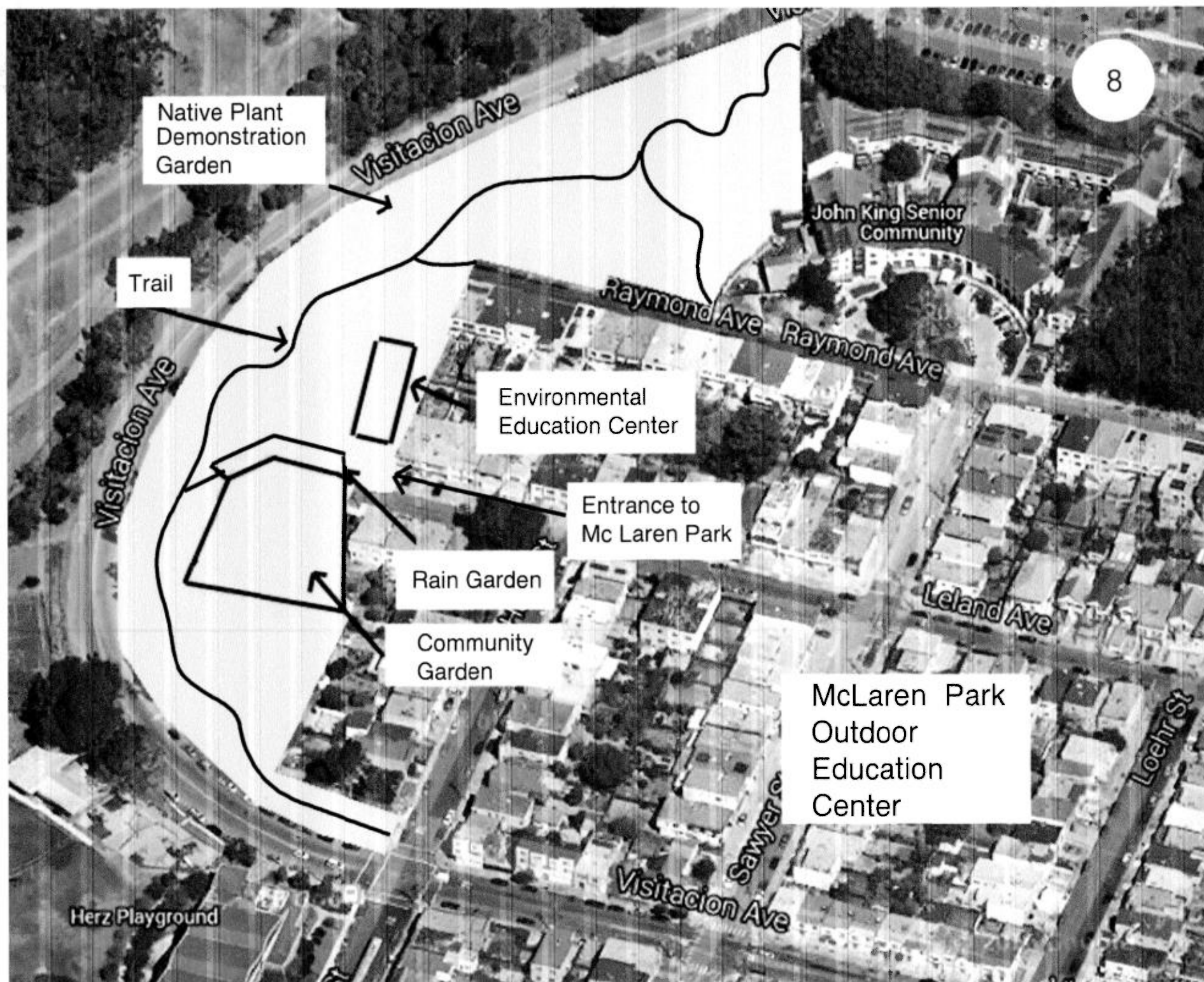
Leland Avenue Rain Garden (At McLaren Park Community Garden)



Proposed Rain Garden Perspective



Existing Condition at end of Leland Ave



RESPONSE TO

DR

APPLICATION

12.9.16

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 579/583/589 Raymond; 586/596 Leland

Zip Code: 94134

Building Permit Application(s): 201406067762 (Demo 2-story building)

Record Number: 2014, 0936 DRP

Assigned Planner: Esmeralda Jardines

Project Sponsor

Name: Gary Gee

Phone: (415) 531-8311

Email: GGee@garygee.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attached.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See attached.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.


See attached.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	See attached	See attached
Occupied Stories (all levels with habitable rooms)	"	"
Basement Levels (may include garage or windowless storage rooms)	"	"
Parking Spaces (Off-Street)	"	"
Bedrooms	"	"
Height	"	"
Building Depth	"	"
Rental Value (monthly)	"	"
Property Value	"	"

I attest that the above information is true to the best of my knowledge.

Signature: 	Date: 12/9/16
Printed Name: Ilene Dick	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

PROJECT FEATURES^{1,2}

579 Raymond: 3,456 SF

Feature	Proposed
Dwelling Units	1
Occupied Stories	3
Basement Levels	0
Off-Street Parking	2
Bedrooms	4
Height	29'10-1/4"
Building Depth	55'

583 Raymond: 3,706 SF

Feature	Proposed
Dwelling Units	1
Occupied Stories	3
Basement Levels	0
Off-Street Parking	2
Bedrooms	4
Height	29'10-1/4"
Building Depth	55'

589 Raymond: 3,706 SF

Feature	Proposed
Dwelling Units	1
Occupied Stories	3
Basement Levels	0
Off-Street Parking	2
Bedrooms	4
Height	29'10-1/4"
Building Depth	55'

¹ The existing use of the project site is a church building used by non-profit community organizations. Thus, the existing use of each project parcel is "vacant building".

² The homes will be "for sale". Thus, the property value when developed is unknown.

586 Leland: 3,506 SF

Feature	Proposed
Dwelling Units	1
Occupied Stories	3
Basement Levels	0
Off-Street Parking	2
Bedrooms	4
Height	32'3"
Building Depth	66'9"

596 Leland: 4,372 SF

Feature	Proposed
Dwelling Units	1
Occupied Stories	3
Basement Levels	0
Off-Street Parking	3
Bedrooms	4
Height	31'11"
Building Depth	66'9"

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

The proposed project should be approved “as is” because it is consistent with the site’s zoning and provides five (5) single-family homes intended for large and extended families. The DR requester-Visitacion Valley Planning Alliance (“Alliance”)-opposes the construction of the new single family homes on the project site primarily on the grounds that new homes at this location would impact access to, use of and the integrity of McLaren Park (“Park”). The Alliance’s objections are based on an imaginative and expansive interpretation of inapplicable provisions in the Open Space and Urban Design Elements of the General Plan. Contrary to the Alliance’s concerns, the project site is quite a distance from the Park attributes the Alliance seeks to preserve by its opposition to the project. Yet, the proposed homes are sensitively designed and are compatible with the surrounding open space provided by the Park and with the highly developed residential neighborhood in which many of the Alliance members live.

The proposed project site is zoned RH-1 and is within a 40-X height district. The project consists of five, 3-story, family sized homes, each on its own separate parcel. Each home will have 4-bedrooms and a 2-car garage.¹ The project sponsor’s intent is to provide single-family homes to accommodate growing and/or extended families in a beautiful setting near one of San Francisco’s large open spaces, in a location with easy access to freeways and schools. The five private parcels that comprise the 15,659 sf project site have been home to an 8,416 sf church building since 1954. The congregation voluntarily chose to sell the site in 2014, making possible the proposed project.

The Alliance’s concerns are almost exclusively related to the project’s alleged impact on the Park. Without reference to more than General Plan policies and objectives that could not logically and practically apply to this project, they argue that allowing this development to proceed will result in direct and harmful impacts to Park facilities. They make these assertions even though the project site is adjacent to the existing residential neighborhood bordered by Raymond Avenue, Leland Avenue and Visitacion Avenue, not the Park facilities they assert are threatened with harm or damage from the project. It is unclear what the correlation is between the new homes and the potential impacts posited by the Alliance. Given the distance of the project parcel from the Park facilities that the Alliance is concerned with, it is highly unlikely the replacement of an existing 8,400sf building with 5 separate single-family homes could cause any damage to the Park, given the distance between the homes and the Park facilities.

Rather than being isolated from the surrounding neighborhood, the project shares street frontage with a fully built out residential neighborhood bounded by Raymond and Leland Avenues, comprised of 1 and 2-story homes, with 2-car garage access at grade. While the project is near some walkways and roadways that provide indirect access into the Park, the project itself will not create any barrier or impediment between the existing access routes and the Park.

¹ 596 Leland will have 3 off-street at-grade parking spaces.

Based on the above, the Alliance has not offered any facts or evidence that justify the Planning Commission exercising its Discretionary Review powers. There is nothing extraordinary about the redevelopment of the project site from an 8,400 sf vacant and dilapidated church building to 5 family-sized single family homes, each on its own parcel, surrounded by the Planning Code-required private open space and lot coverage and fulfilling numerous General Plan policies to meet the unmet demand for large single-family homes to accommodate the many large and intergenerational families that desire to reside in San Francisco. For these reasons, the project should be approved as proposed.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties?

The Alliance's DR request is focused almost exclusively on speculative and factually unsupported impacts its members believe the proposed project could have on the Park's resources, access and integrity. They do not request or suggest any changes to the project that would address their concerns other than not building the homes. They provide no indisputable facts that the project will harm, impact or conflict with any of the open space resources that are part of the Park's charm and beauty. In contrast, the owners decided, in concert with City housing policy, that the best use of this site would be to provide the larger units that are in demand by many existing SF families. These values can be reconciled once there is an acknowledgement that the presence of the new homes and their occupants could not possibly result in the kinds of General Plan conflicts imagined by the Alliance.

Since the project is not adjacent to or within the Park, the Alliance's concerns cannot be addressed other by retaining the existing church building and foregoing building the five, sensitively designed single family homes. Thus, the only way to address the Alliance's speculative and unsubstantiated allegations of the project's effect on the Park would be to leave the site unchanged. Doing so would be directly contrary to the City's policies that encourage building housing of all types throughout the City, including increasing the supply of family-sized units, the absence of which causes many families to leave the City.

The only substantive concern raised by the Alliance is the potential impact of the project on view corridors to and from the Park and potential shadows.² These pictures in the DR Request do not state whether a professional created these "project view and shadow conditions" and what criteria was used to create "project conditions". Thus, the "view analysis" at page 27 of the DR Request attempts to show view impacts before and after development by simply imposing "cross-hatching" over the supposedly lost view. Without including the massing of the proposed project, the Alliance's analysis of the project's view cannot possibly be accurate.

² At pp. 25 to 28 of the DR Request, the Alliance has included "documentation" of view and shadow impacts.

The view analyses attached as Exhibit A³ is performed for the project based on General Plan and staff-recommended criteria for “view corridors”. Pursuant to staff guidance, the project sponsor generated view impacts of the proposed project massing to and from 3 view corridors. These pictures conclusively show that there is very little loss of the extent and quality of views in view corridors near the project site. The Alliance photos fail to show that protected views or view corridors will be compromised or lost by the massing and height of the project homes because they fail to include the massing.

The Alliance also attempts to show shadow impacts from the project.⁴ The project’s Categorical Exemption analyzed the project’s shadow impact under Planning Code Section 295 for shadows on parks spaces. Because the project buildings are less than 40’, they are not subject to analysis of potential shadow impact in the Park.⁵ The Categorical Exemption concluded that “[t]he proposed project would not result in shadow impacts on any recreational areas north and west of the project site.”⁶ It also found that although “there is a potential for shadow on the northern portion of the community garden, . . . the proposed project buildings are shorter than the existing 38’ building on site.”⁷ It concluded that “it is not anticipated that shadows on the community garden would substantially increase with the proposed project and the proposed project would have less-than-significant shadow impacts.”⁸

The Alliance has not suggested any project modifications or alternatives (other than “no project”)⁹. The potential impacts identified by the Alliance are not based on the proposed conditions (massing, setbacks). There is thus no factual basis for the project sponsor to modify the project to address those unsubstantiated impacts. For these reasons, the project should be approved “as is”.

3. *If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.*

The project sponsor undertook this project to increase the availability of family-sized housing on opportunity sites like this in already developed residential neighborhoods. Each site’s RH-1 zoning limits housing density to a single-family home above grade—the least impactful of housing developments at this site.

³ The project sponsor’s view analysis was done by Adam Phillips of PreVision Design. He is an expert in the fields of visual simulations and shading analysis.

⁴ See DR Request , p. 28. As with the view impact analysis, the Alliance fails to show or describe how it derived the shadow impact of the proposed project if shadow measurements were based only on existing conditions.

⁵ See Class 32 Categorical Exemption, Case No. 2014.0936E, dated February 15, 2015, p. 8.

⁶ *Id.*

⁷ *Ibid.*

⁸ *Ibid.*

⁹ See analysis under No. 3.

It is noteworthy that preventing impacts to the surrounding residential neighborhood is not the goal of the DR request. Instead, the DR seeks to prevent unsupported and speculative impacts to Park facilities and views as a result of the project without identifying and demonstrating any correlation between the project and those supposed impacts. Without stating it directly, the Alliance's preferred outcome is that the City use its eminent domain powers and take the project site as part of the City's open space program, thereby preventing any further development. Under the City's many policies and goals encouraging the production of housing, the most productive use of the site is the proposed homes.

The project will not have impacts on the surrounding neighborhood. Construction activities will be done on the project site, limiting the use of on-street parking resources. Since none of the homes will have basements, there will be limited noise and dust from project construction.¹⁰ The construction period is expected to be 12 months.

In contrast, the "No project" alternative that would satisfy the DR Request would leave the church building "as is". Doing so would cause the church to continue to be an attractive and dangerous nuisance to surrounding residents and Park goers who walk by the church to and from the Park. Such a draconian result should not be reward for the unsubstantiated and unrelated allegations submitted by the Alliance in its DR request.

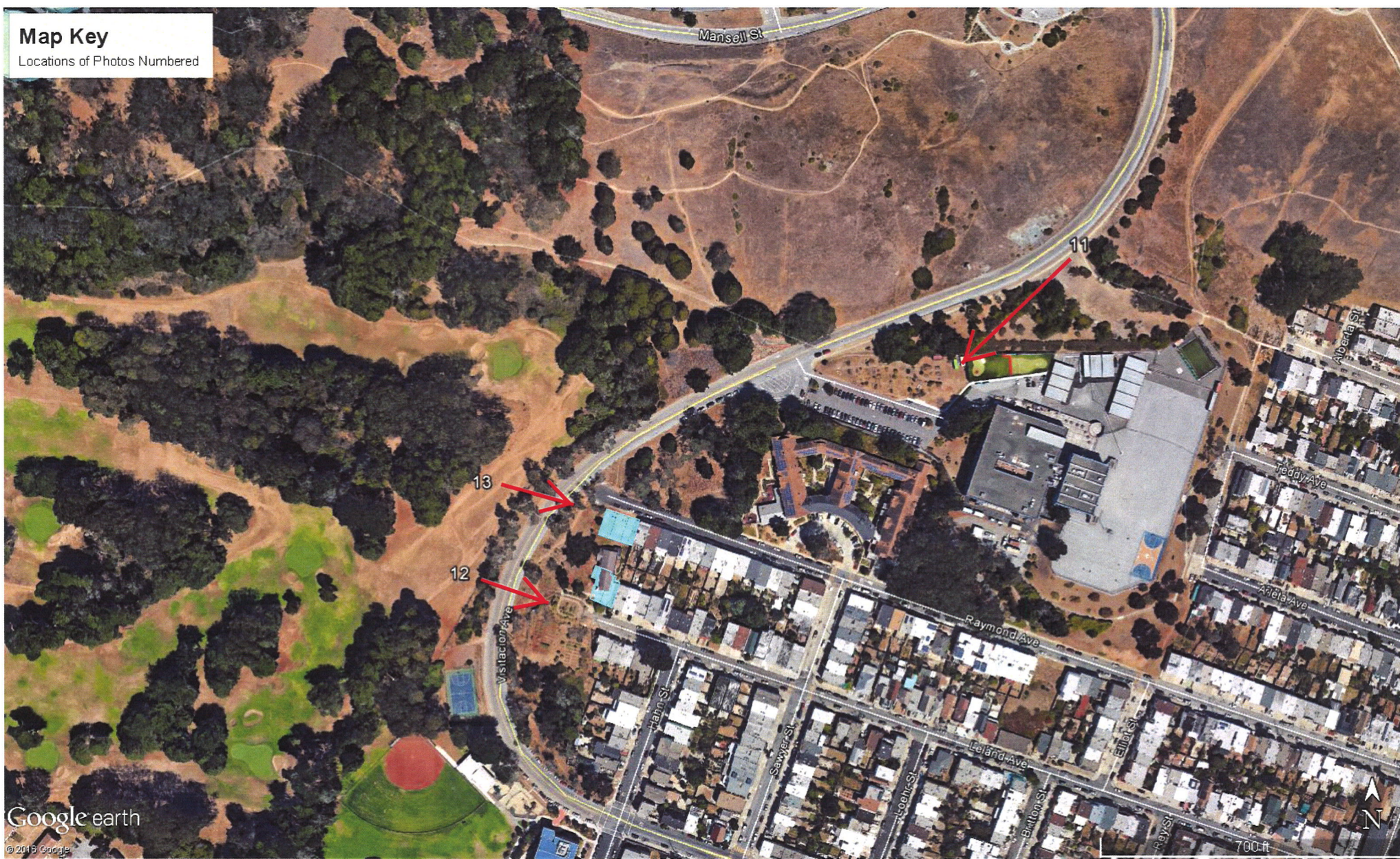
For these reasons, we do not believe there are any reasonable means of addressing the Alliance's concerns. Their "end game" is to ensure the proposed project is not built. Given that the project complies with the site's zoning and height limits and will implement applicable City's housing policies and its General Plan, including the Housing Element, the project should be approved "as is".

¹⁰ These potential impacts were analyzed in the Categorical Exemption and dismissed.

EXHIBIT A

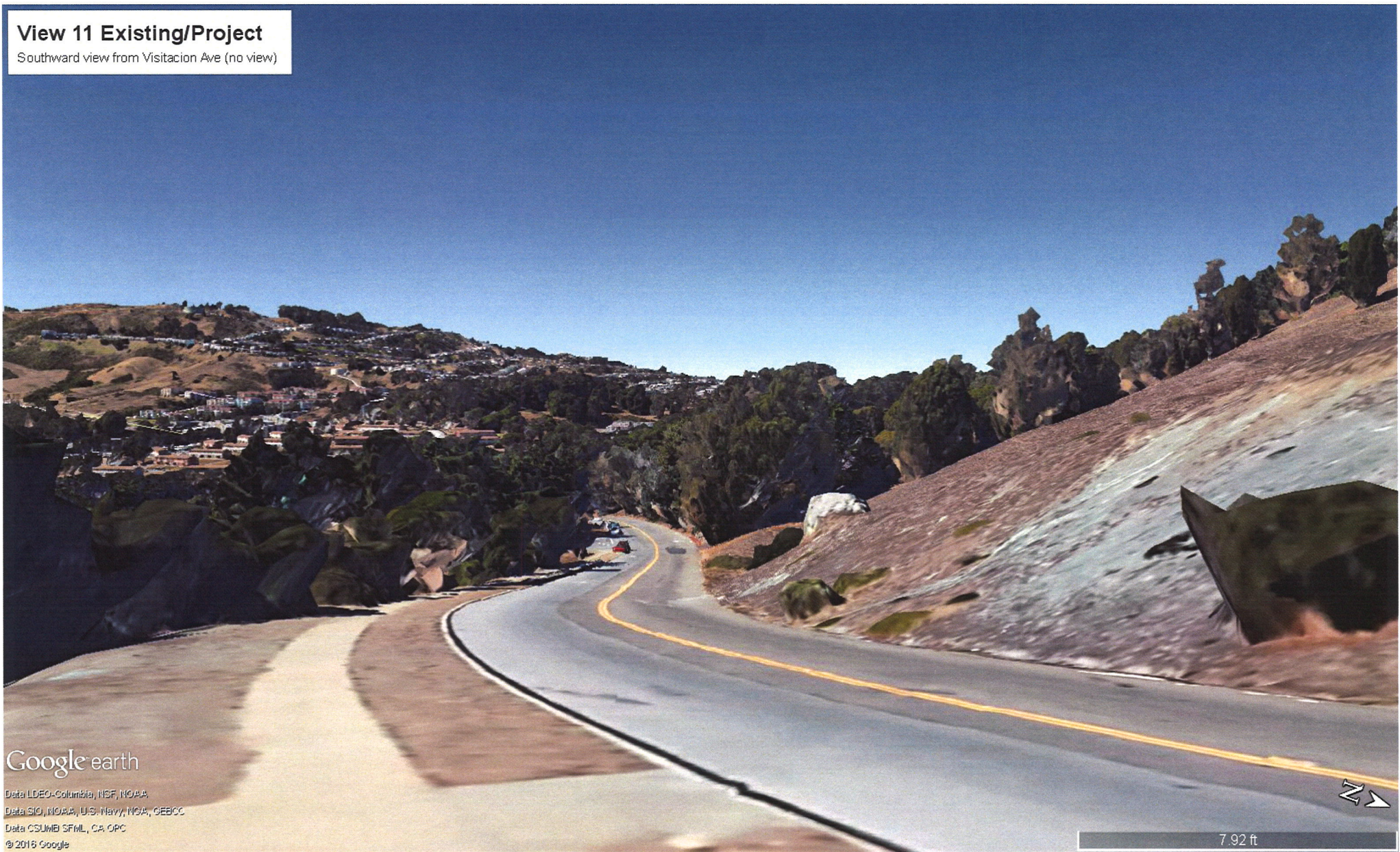
Map Key

Locations of Photos Numbered



View 11 Existing/Project

Southward view from Visitation Ave (no view)



Google earth

Data LDEO-Columbia, NSF, NOAA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data CSUMB SFML, CA OPC
© 2015 Google

7.92 ft

View 12 Existing/Project

Eastward view down Leland View Corridor from Park Trail (view obscured by trees)



Google earth

Image Landsat / Copernicus
© 2015 Google

8.98 ft

View 13 Existing

Eastward view down Raymond View Corridor from Park Trail



Google earth

Image Landsat / Copernicus
© 2015 Google



0.00 ft

View 13 Project

Eastward view down Raymond View Corridor from Park Trail



Google earth

Image Landsat / Copernicus
© 2016 Google



0.00 ft

3-D RENDERINGS



579-583-589 Raymond Avenue Façade Rendering



586 – 596 Leland Avenue Rendering

VIEW PHOTOGRAPHS



View #1 Leland Avenue Looking West



View #3 Raymond Avenue looking west



View #3 579-583-589 Raymond Avenue Existing View



View #4 Vista from Visitacion Avenue Looking East



Leland Avenue Opposite Block Face from project site



Raymond Avenue Opposite Block Face Looking East



Raymond Avenue Opposite Block Face Looking West



View from Mansell Street Vista Point 1



View from Mansell Street Vista Point 2



View from Mansell Street Vista Point 3



View looking down from Visitacion Avenue to the Raymond Avenue Project Site



View of Project Site from Visitation Avenue road 1



Views of Project Site from Visitation Avenue road 2



View of Project Site from Visitation Avenue road 3

VIEW ANALYSIS



View Study Locations



Leland Avenue View Corridor - Existing



Leland Avenue View Corridor - with Project



Raymond Avenue View Corridor - Existing



Raymond Avenue View Corridor - with Project



View from Visitacion Sidewalk - Existing/Project (project not visible due to tree cover)

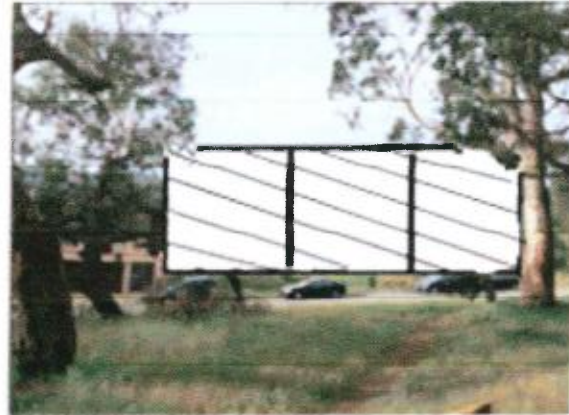
Impact on Views

Existing

After development

3

1



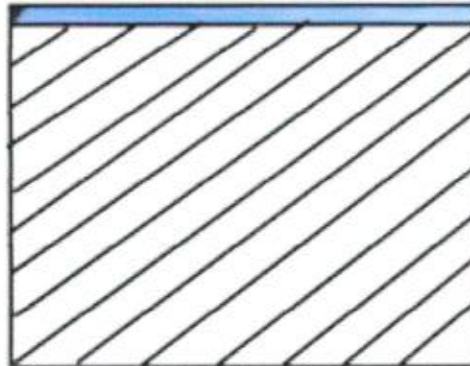
View to South from pathway below V V Middle School

2



View to South of San Bruno Mountain and Valley from Raymond Avenue

3



Adjacent to site - Southwest View of Bay and San Bruno Mountain

4



View from Leland Avenue looking North - Future renovated Community Garden, PUC Rain Garden and main entry to McLaren Park in foreground



Similar View as DR Photo Simulation #1 - Existing



Similar View as DR Photo Simulation #1 - with Project



Similar View as DR Photo Simulation #2 - Existing



Similar View as DR Photo Simulation #2 - with Project



Similar View as DR Photo Simulation #3 - Existing



Similar View as DR Photo Simulation #3 - with Project



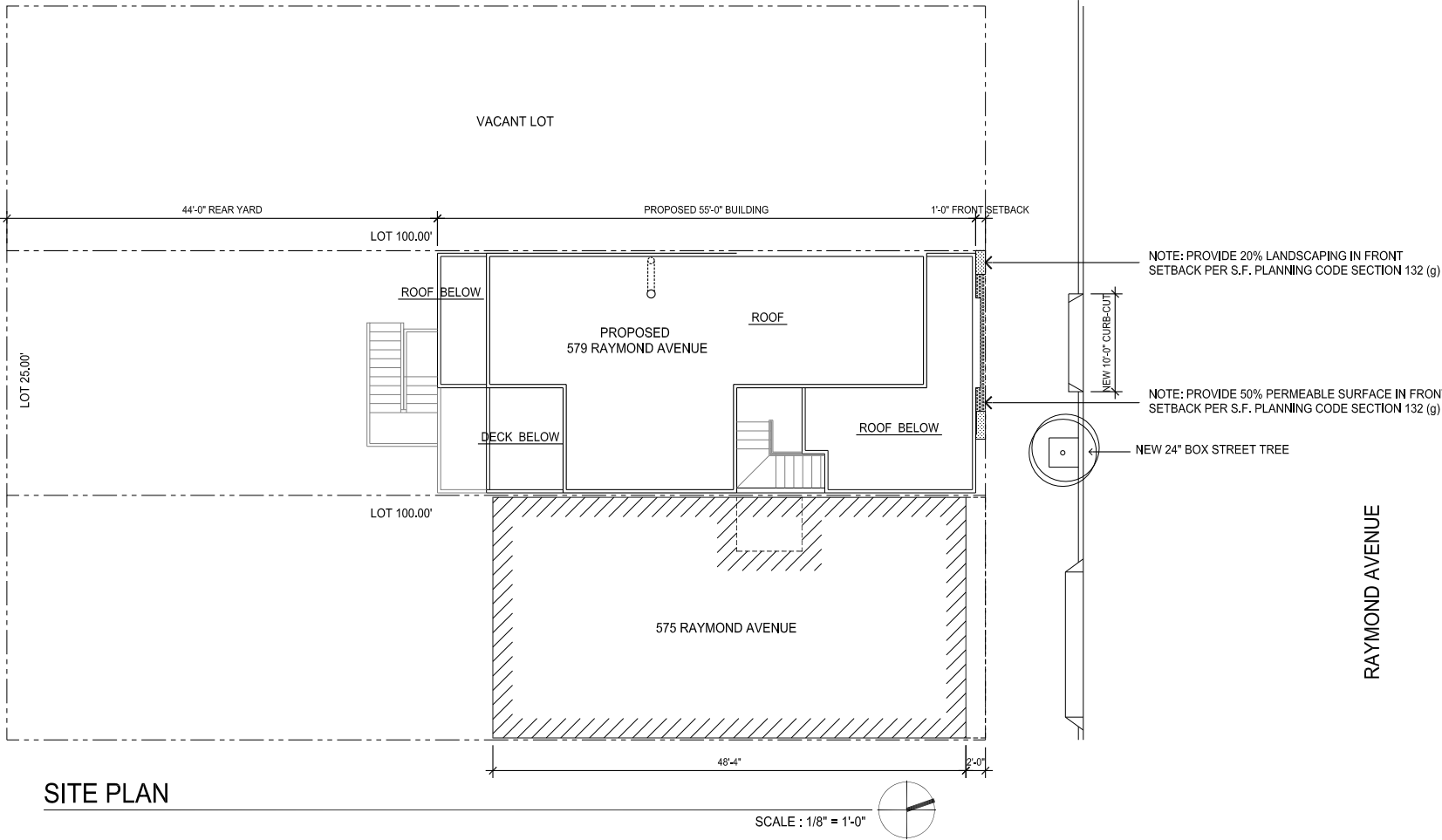
Similar View as DR Photo Simulation #4 - Existing



Similar View as DR Photo Simulation #4 - with Project

REDUCED 311

NN PLANS



LOCATION MAP

579 RAYMOND AVENUE
BLOCK 6243 / LOT 063



590

Leland Avenue Project

579 Raymond Avenue

A Single Family Residence

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Fax 415/863-8879

PROJECT INFORMATION

LOCATION:	590 LELAND AVENUE PROJECT, (PROPOSED 579 RAYMOND AVE.) SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	6243 / 063
ZONING:	RH-1 40'-X HEIGHT AND BULK
BUILDING HEIGHT:	29'-10 1/4"
DESCRIPTION:	R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A. WOOD FRAME CONSTRUCTION.

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Project No.	Date
14-010	01.09.14

Revisions

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1	REVISION PER PLNNG CMMT 01.27.15
	SECTION 311 03.14.16

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
- INSULATE WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH TITLE 24 ENERGY REPORT RECOMMENDATIONS. FUR WALLS WHERE NECESSARY TO ACCOMMODATE BATT INSULATION.
- RESIDENTIAL SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13R/ SECTION 903.3.1.2

RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

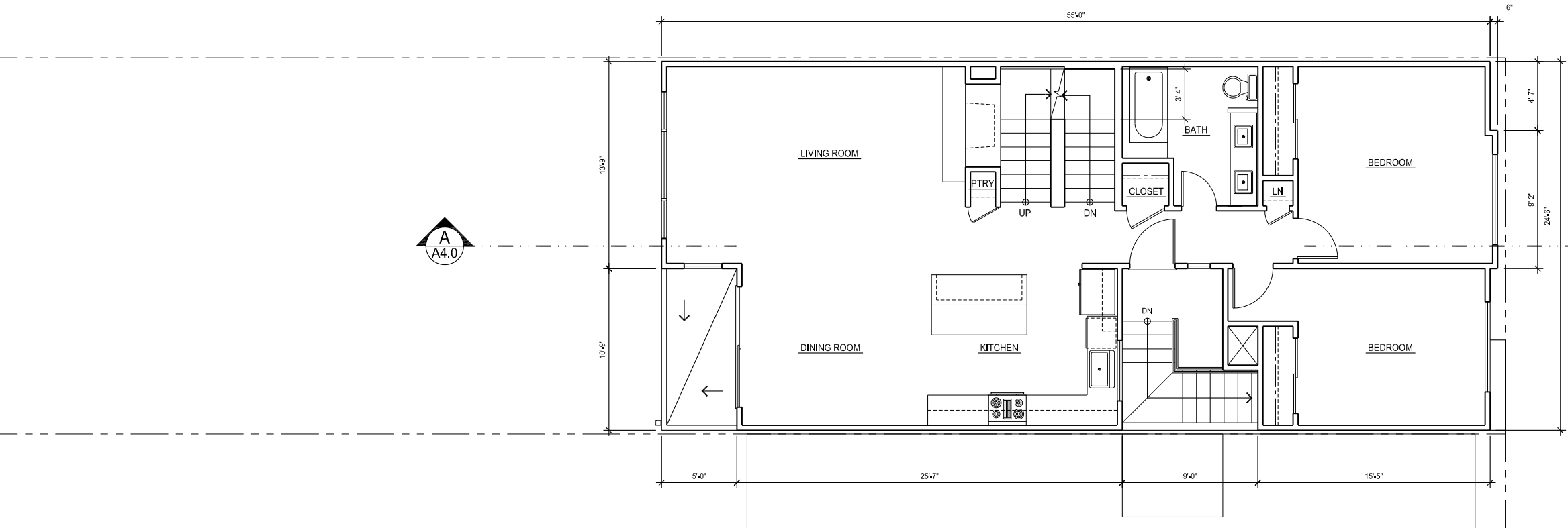
DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTION
- G-1 GREEN COMPLIANCE

Site Plan General Notes

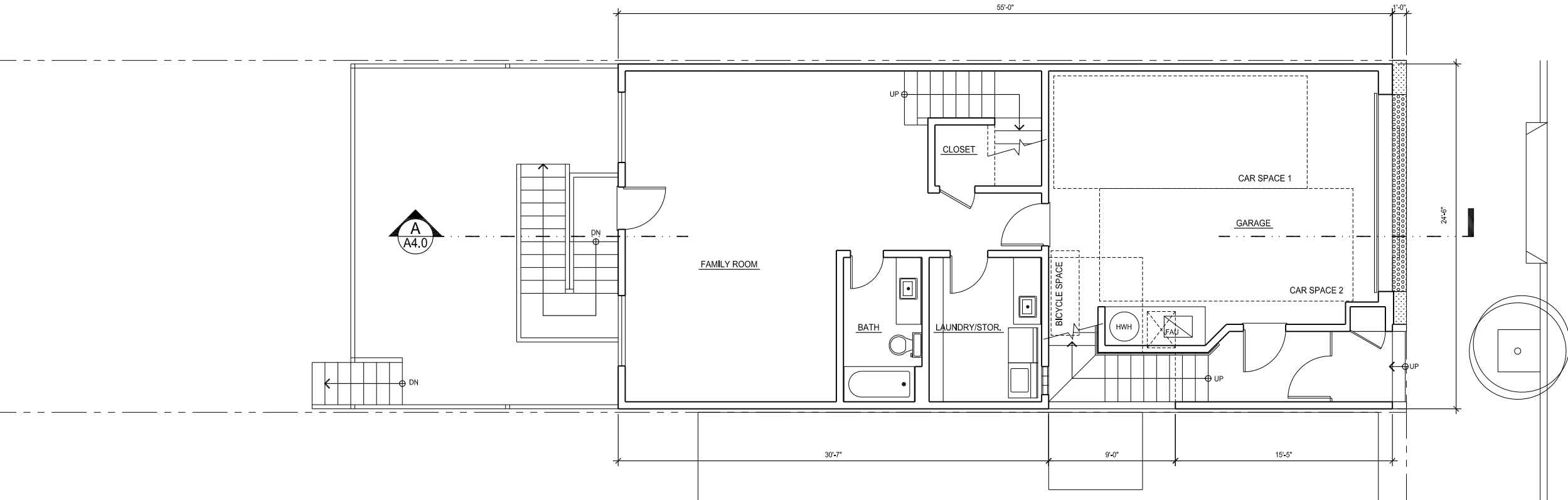
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A1.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



RAYMOND AVENUE

590
Leland
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Project

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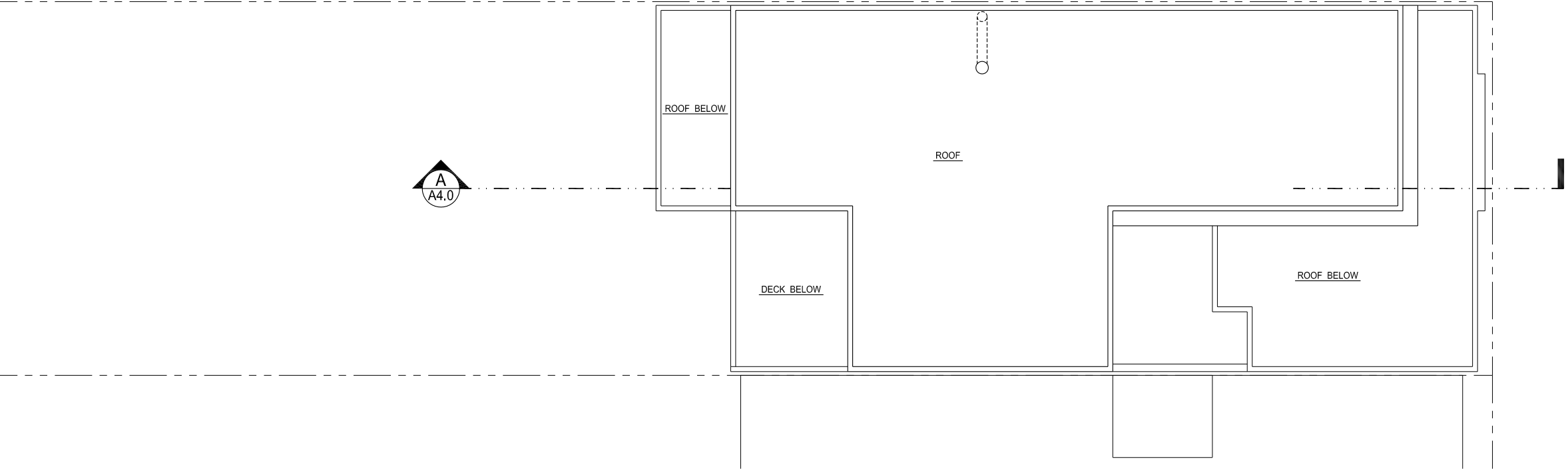
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	SECTION 311 03.14.16

Floor Plans

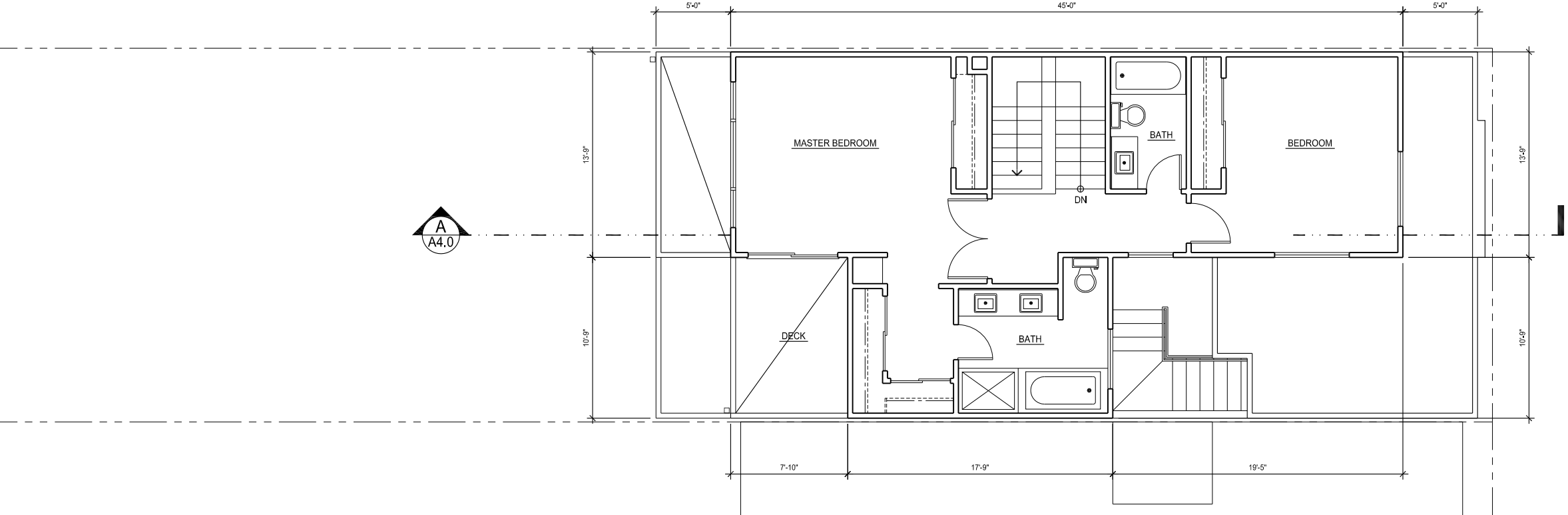
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ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



590

Leland Avenue Project

579 Raymond Avenue

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Floor Plans

Scale: 1/4" = 1'-0"

A2.1

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01.27.15

SECTION 311
03.14.16

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Scale: 1/4" = 1'-0"

A3.0



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.

2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. PLANNING CODE SECTION 139.

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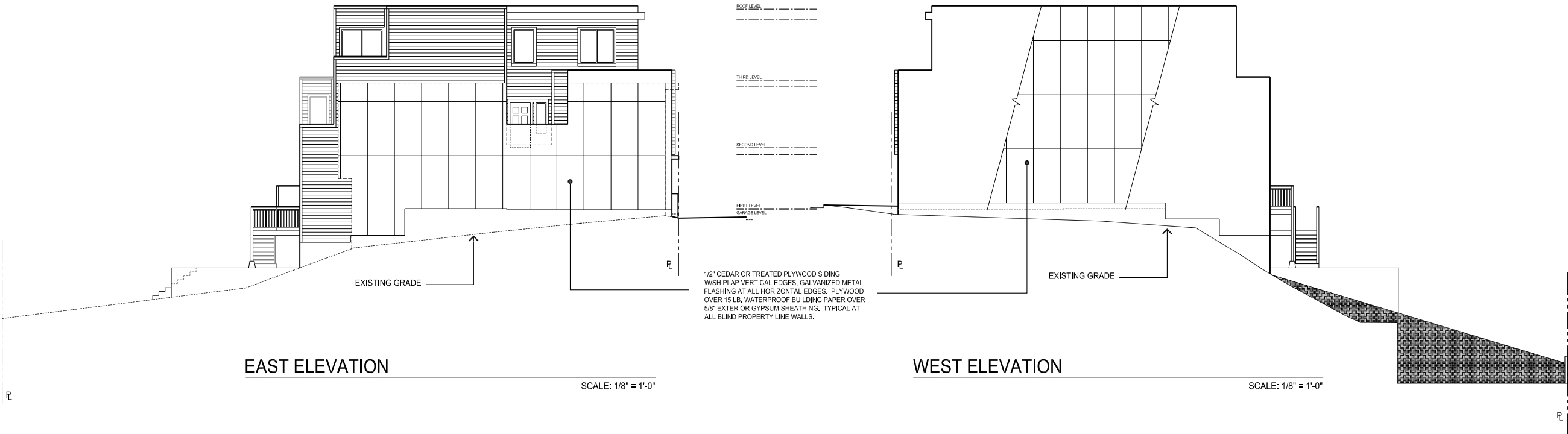
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Elevations

Scale: 1/8" = 1'-0"

A3.1

590

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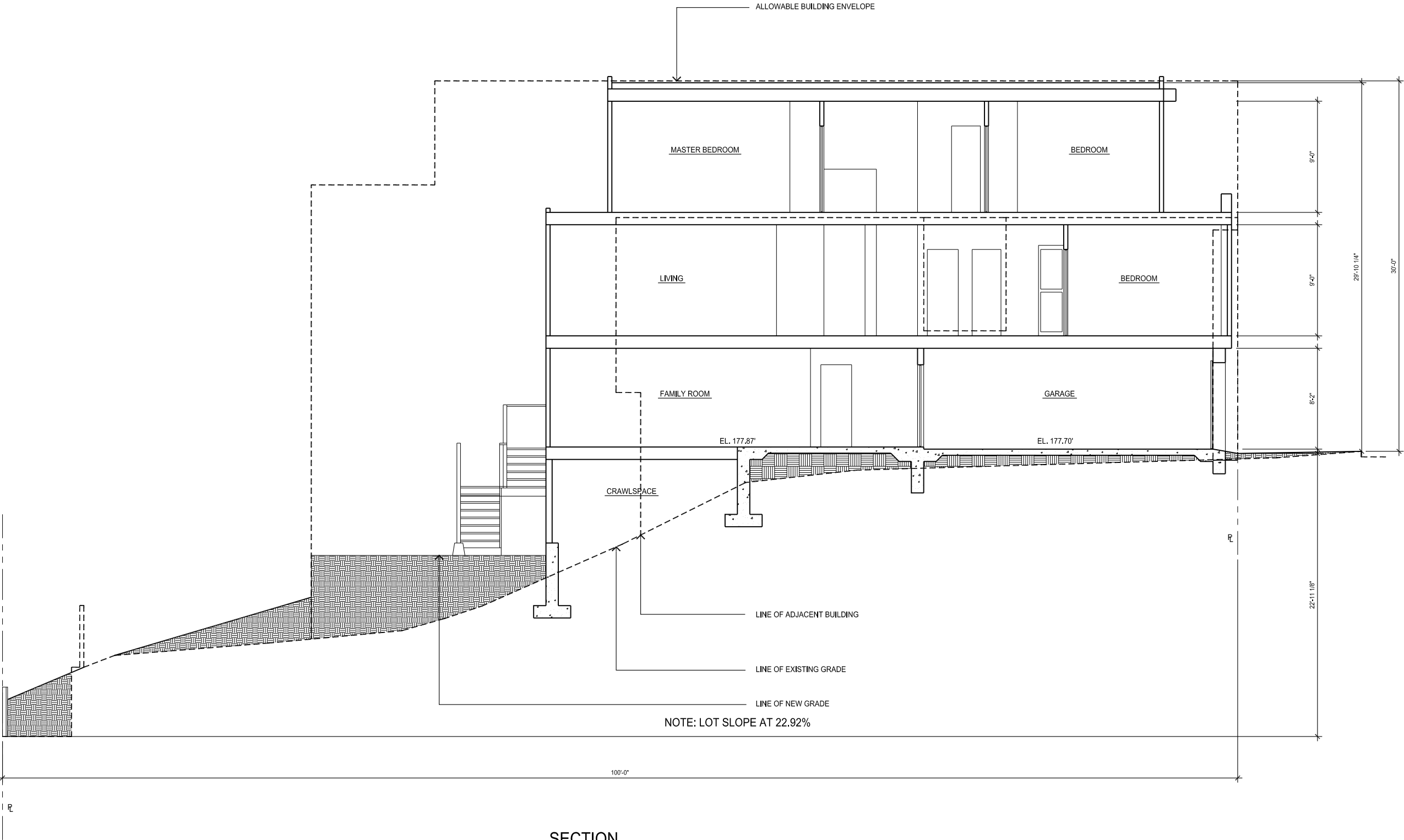
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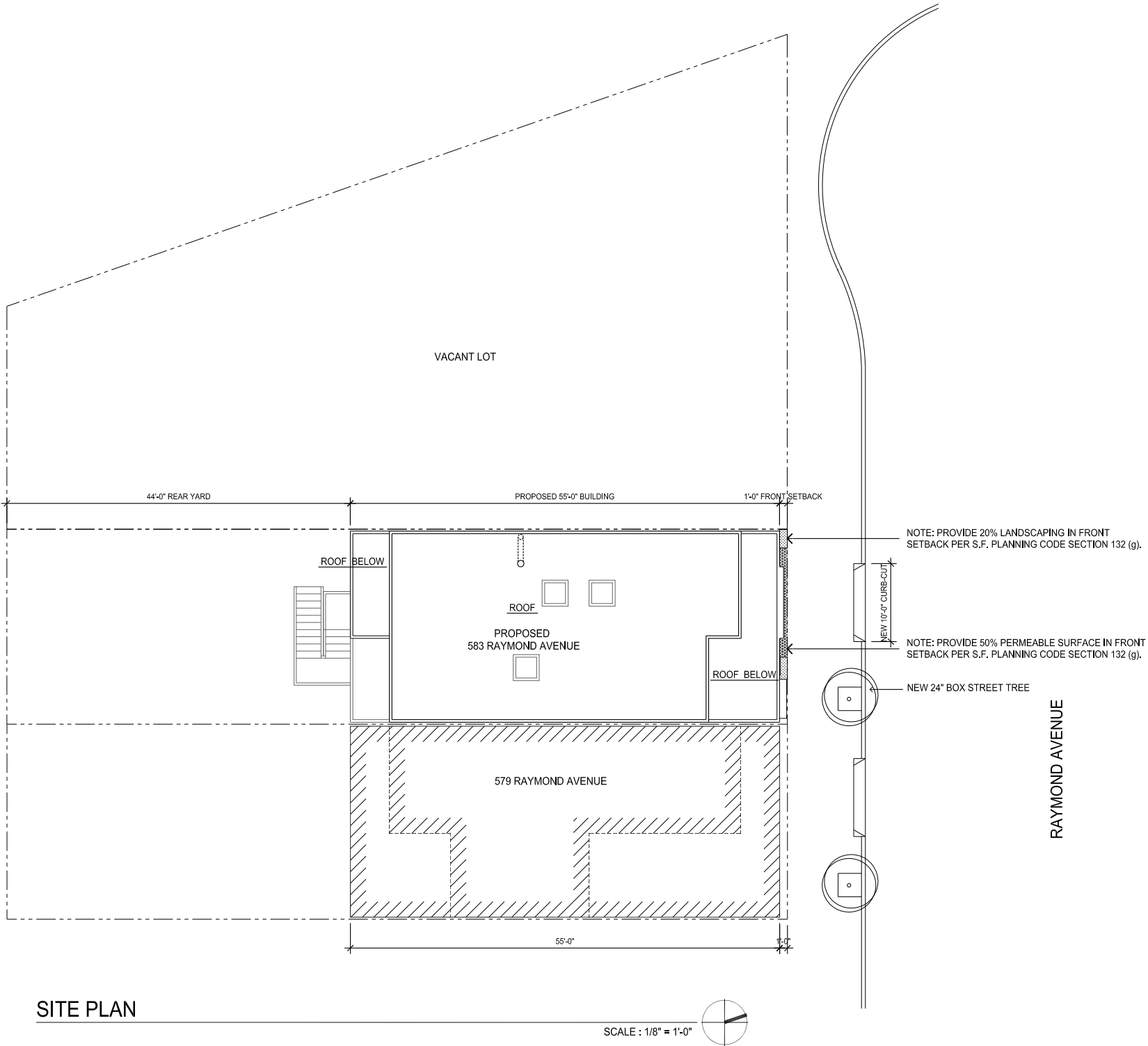
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Section

Scale: 1/4" = 1'-0"

A4.0





SITE PLAN

LOCATION MAP

583 RAYMOND AVENUE
BLOCK 6243 / LOT 062



590
Leland
Avenue
Project

583 Raymond Avenue

A Single Family Residence

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PROJECT INFORMATION

LOCATION:	590 LELAND AVENUE PROJECT, (PROPOSED 583 RAYMOND AVE.) SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	6243 / 062
ZONING:	RH-1 40'-X HEIGHT AND BULK
BUILDING HEIGHT:	29'-10 1/4"
DESCRIPTION:	R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A. WOOD FRAME CONSTRUCTION.

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SCOPE OF WORK

1. NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

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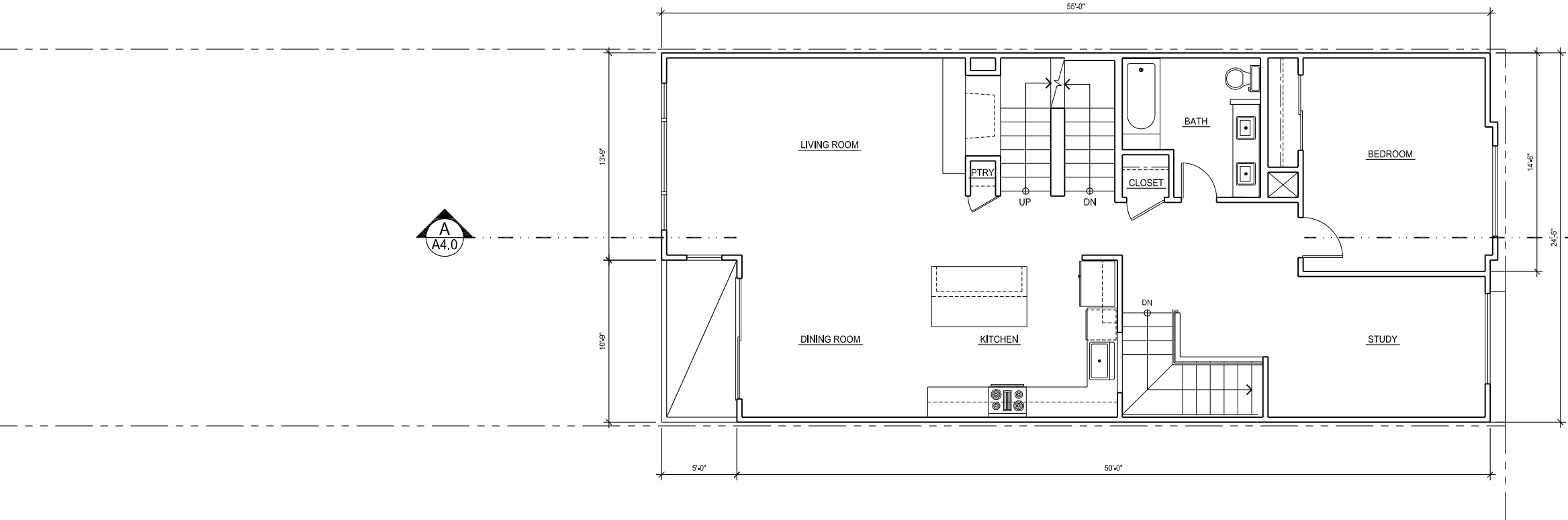
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- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A3.0 ELEVATIONS
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Site Plan
General Notes

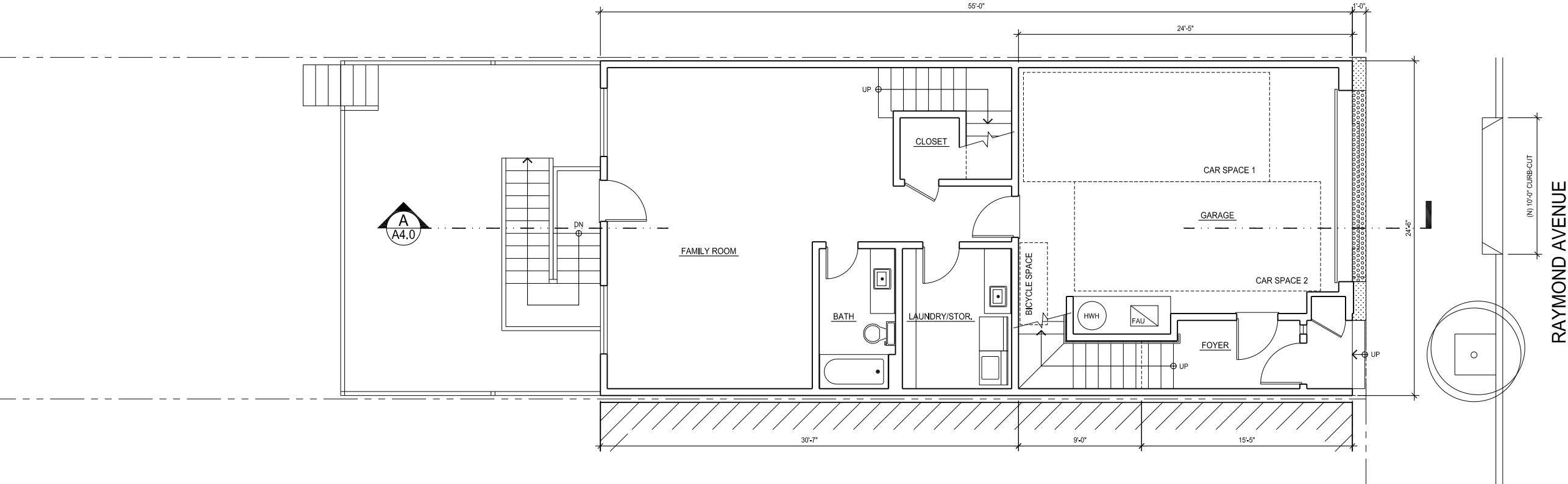
Scale: 1/8" = 1'-0"

A1.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



590

Leland Avenue Project

583 Raymond Avenue

A Single Family Residence

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Project No.	Date
14-010	01.09.14

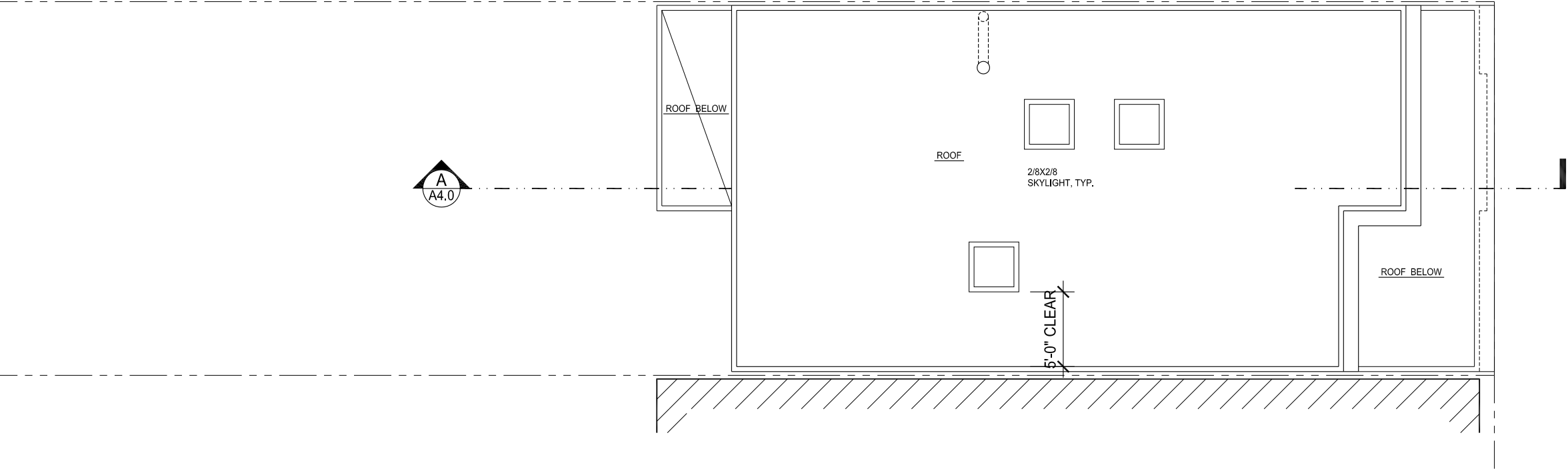
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1	REVISION PER PLANNING 01.13.15
	SECTION 311 03.14.16

Floor Plans

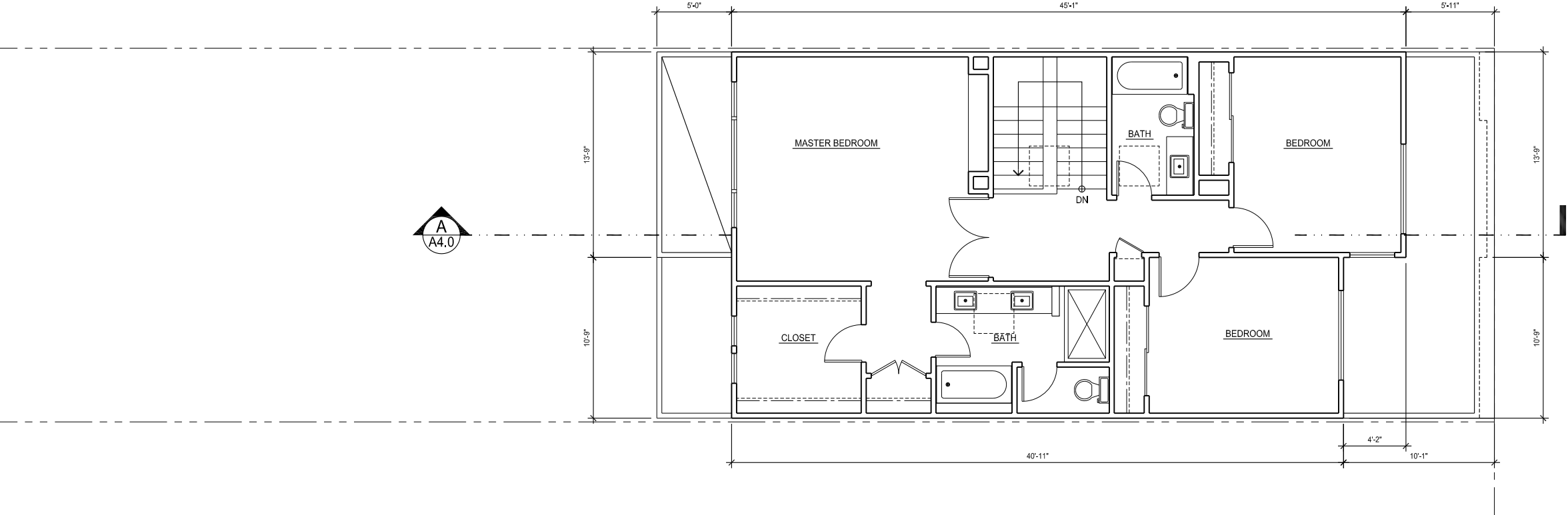
Scale: 1/4" = 1'-0"

A2.0



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



590
Leland
Avenue
Project

583 Raymond Avenue

A Single Family Residence

San Francisco • California



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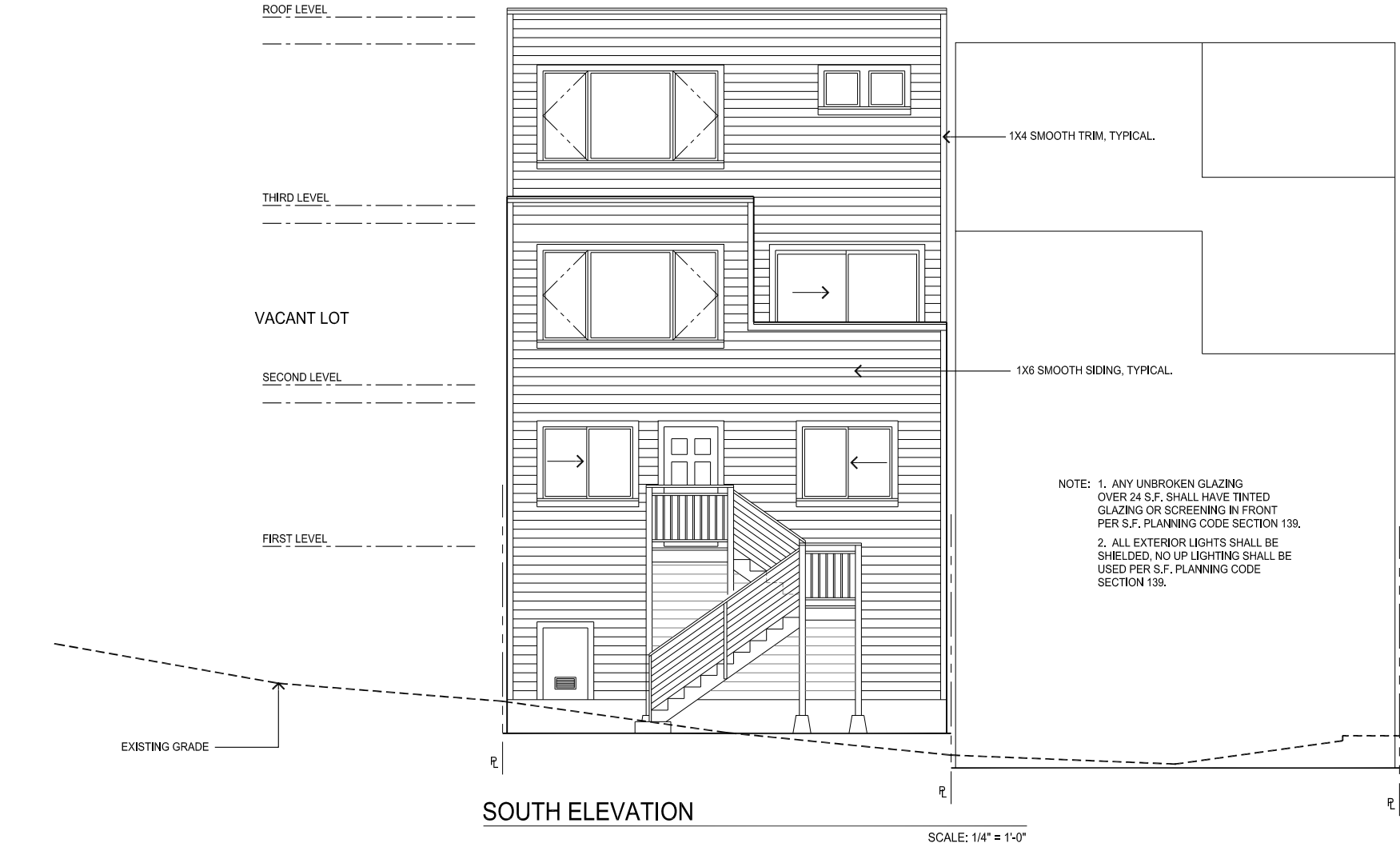
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Floor Plans

Scale: 1/4" = 1'-0"

A2.1



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Elevations
Scale: 1/4" = 1'-0"
A3.0

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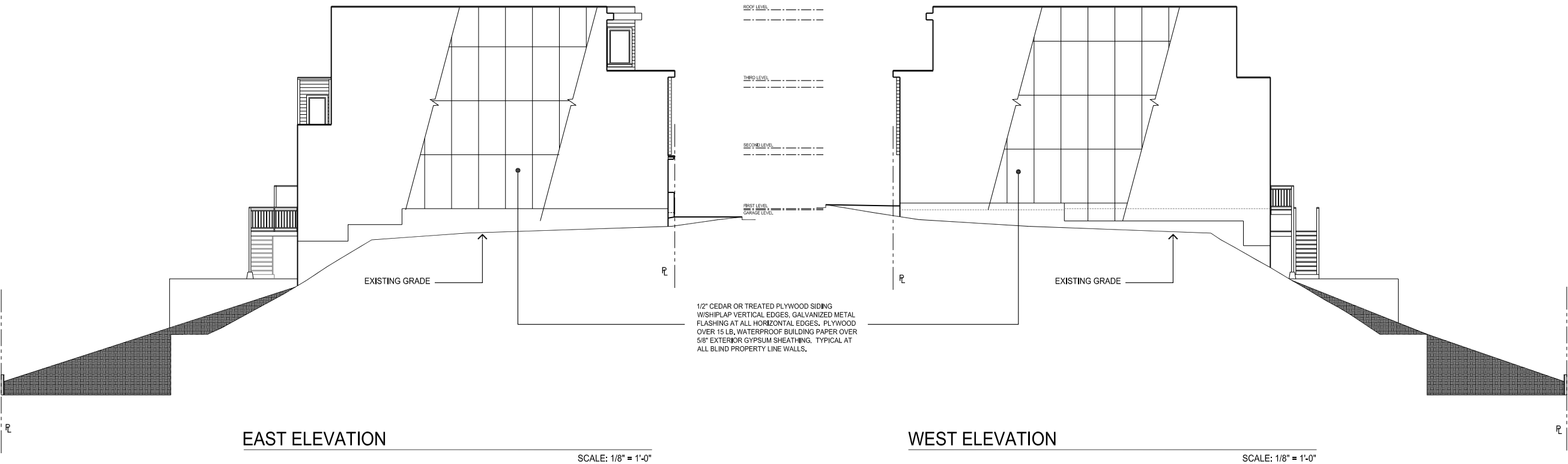
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Elevations

Scale: 1/8" = 1'-0"

A3.1



590

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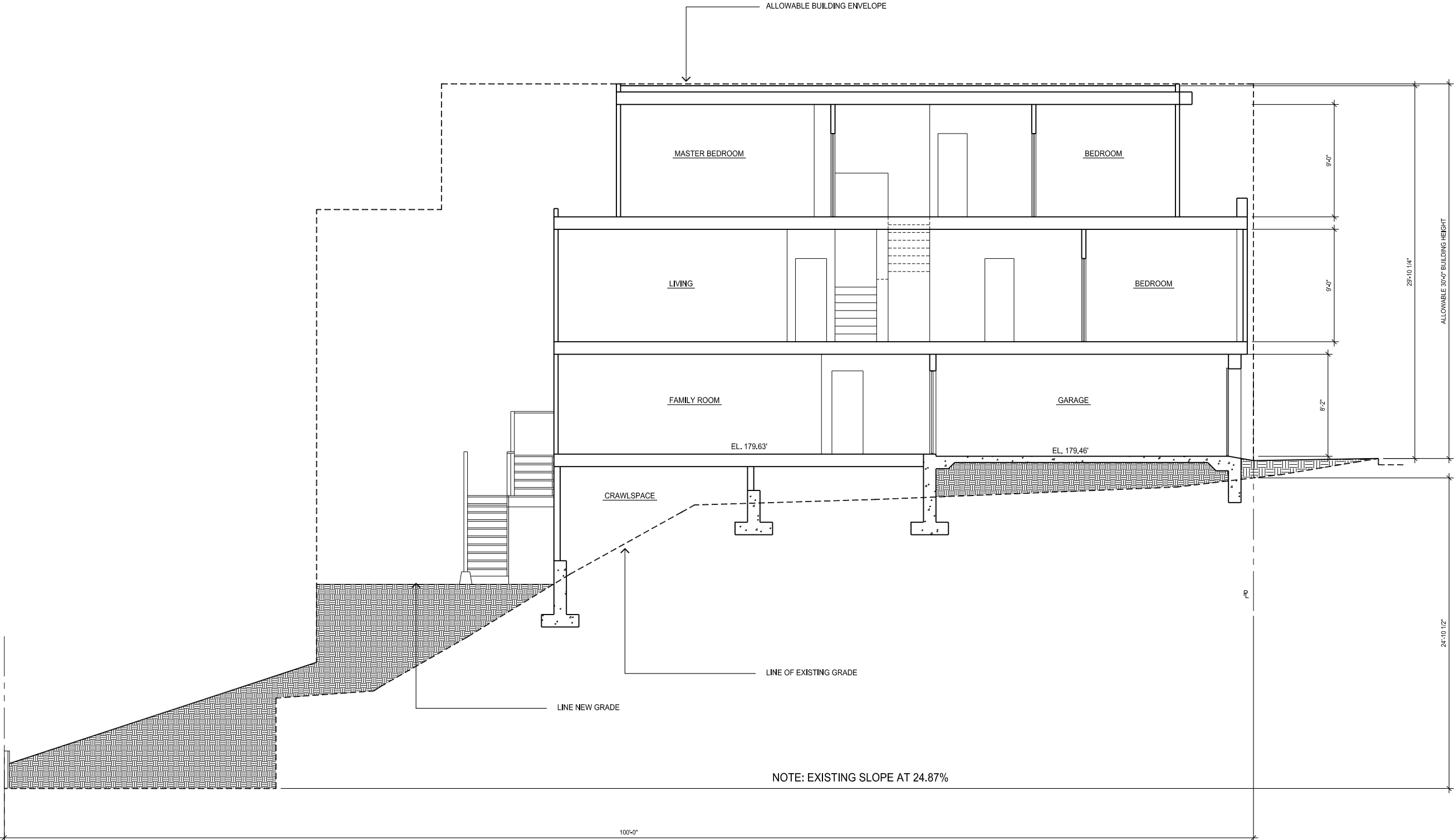
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Section

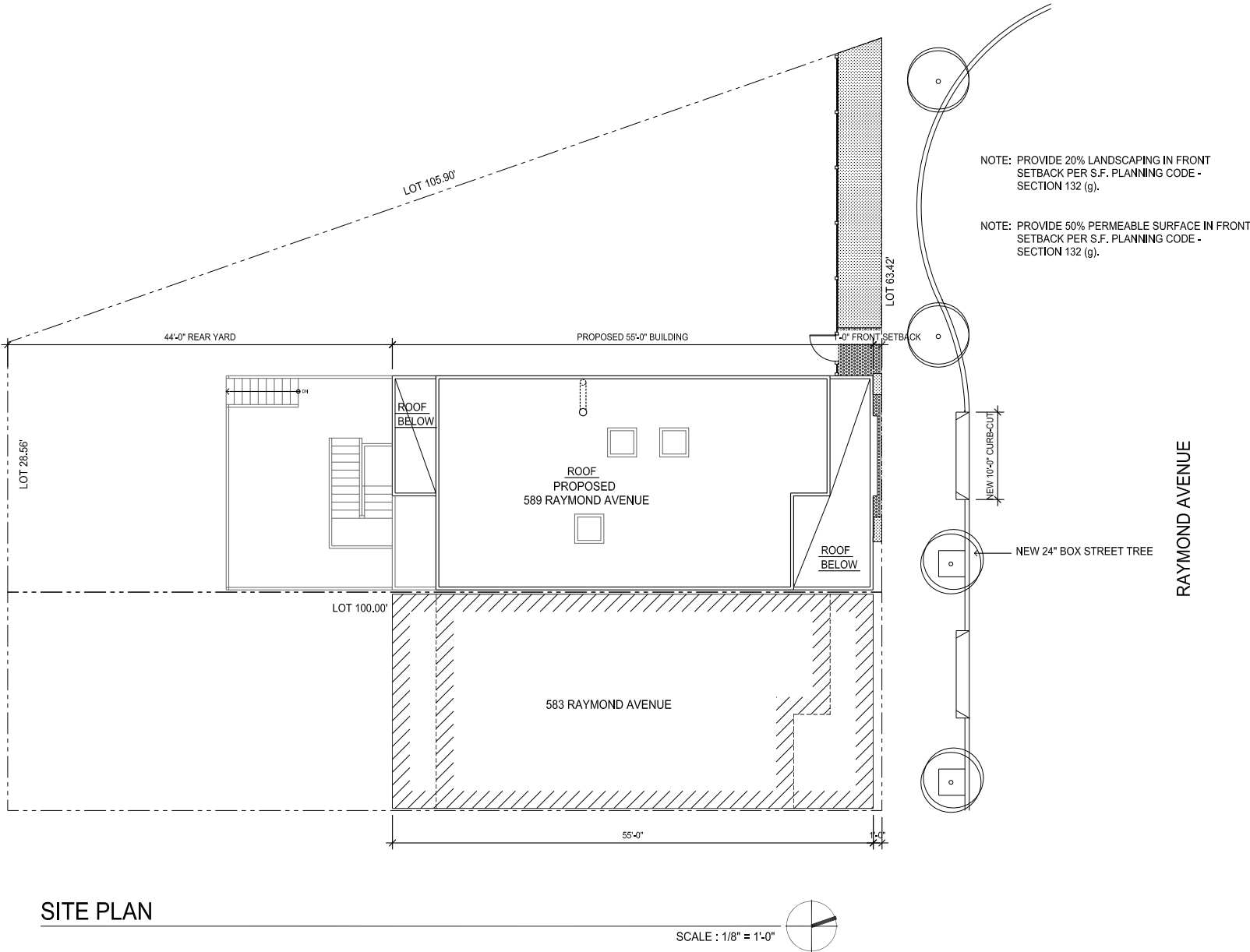
Scale: 1/4" = 1'-0"

A4.0



SECTION

SCALE: 1/4" = 1'-0"



SITE PLAN

LOCATION MAP



PROJECT INFORMATION

LOCATION:	590 LELAND AVENUE PROJECT, (PROPOSED 589 RAYMOND AVE.) SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	6243 / 061
ZONING:	RH-1 40'-X HEIGHT AND BULK
BUILDING HEIGHT:	29'-10 1/4"
DESCRIPTION:	R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A, WOOD FRAME CONSTRUCTION.

SCOPE OF WORK

1. NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
- INSULATE WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH TITLE 24 ENERGY REPORT RECOMMENDATIONS. FUR WALLS WHERE NECESSARY TO ACCOMMODATE BATT INSULATION.
- RESIDENTIAL SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13R/ SECTION 903.3.1.2

RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTION
- G-1 GREEN COMPLIANCE

590
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Project

589 Raymond Avenue

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Site Plan
General Notes

Scale: 1/8" = 1'-0"

A1.0

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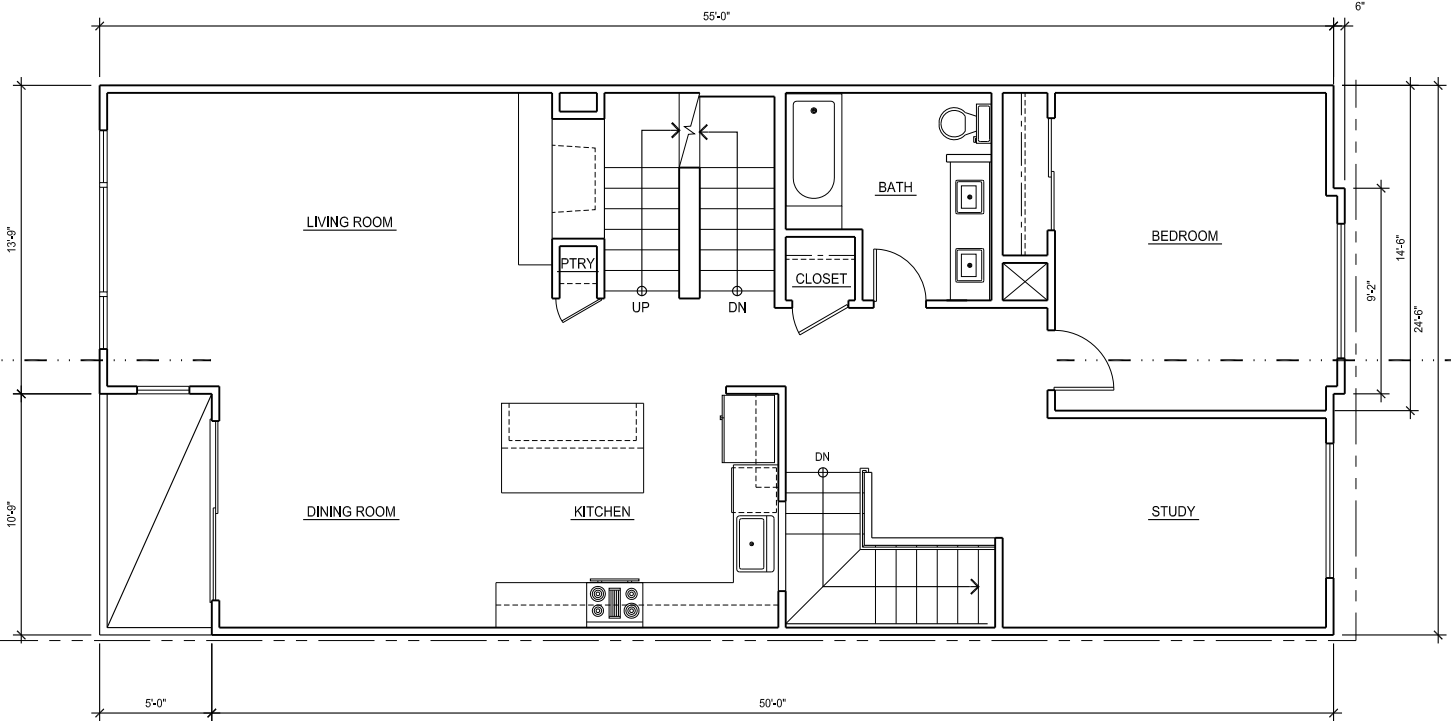
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Floor Plans
(Option 2)

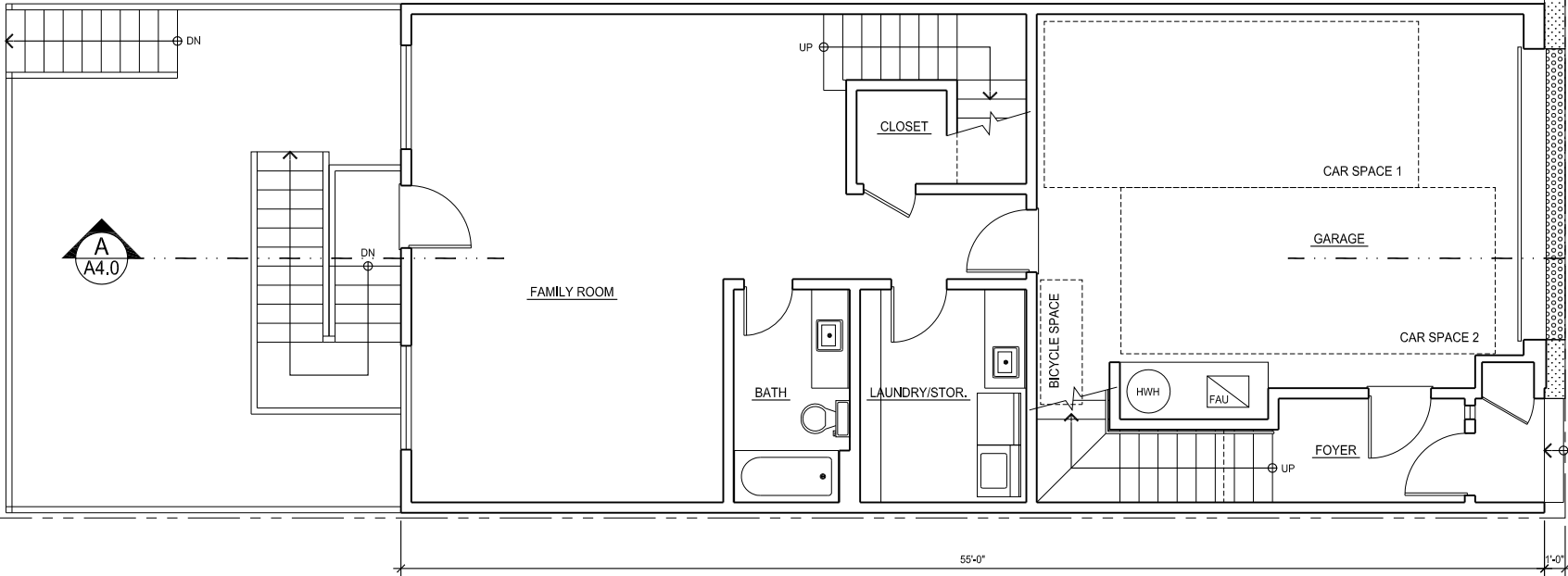
Scale: 1/4" = 1'-0"

A2.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



590

Leland Avenue Project

589 Raymond Avenue

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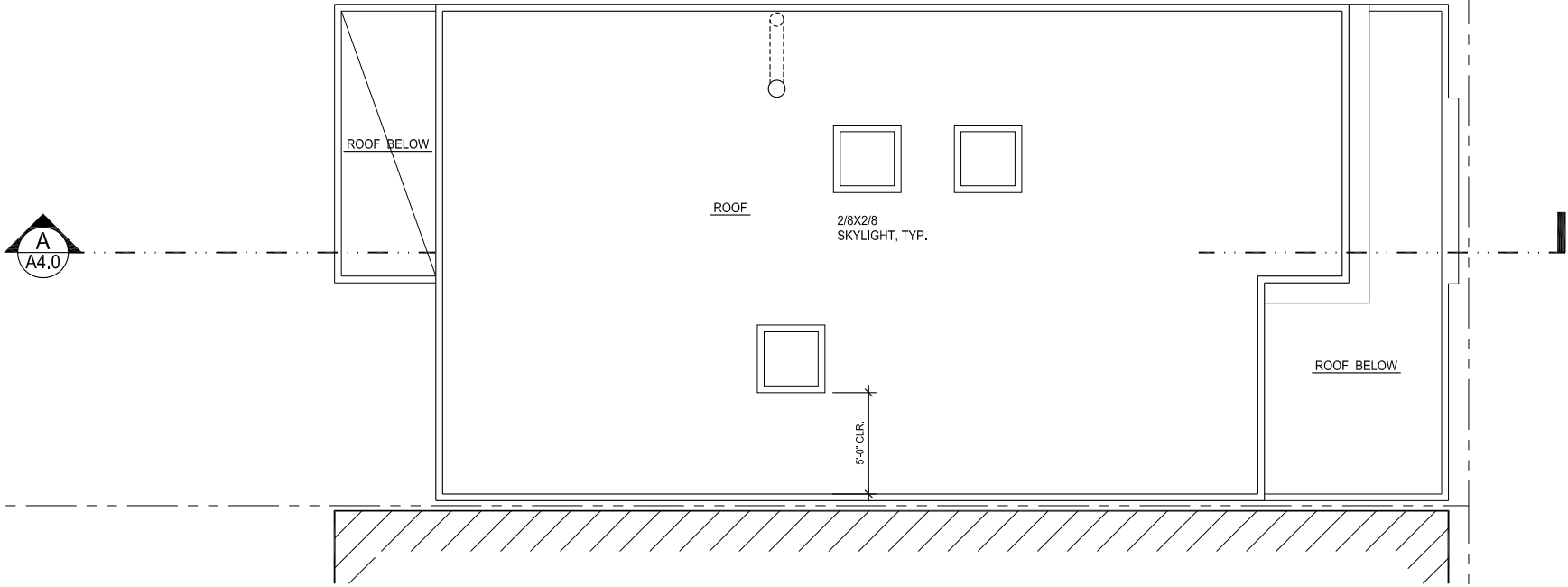
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Floor Plans
(Option 2)

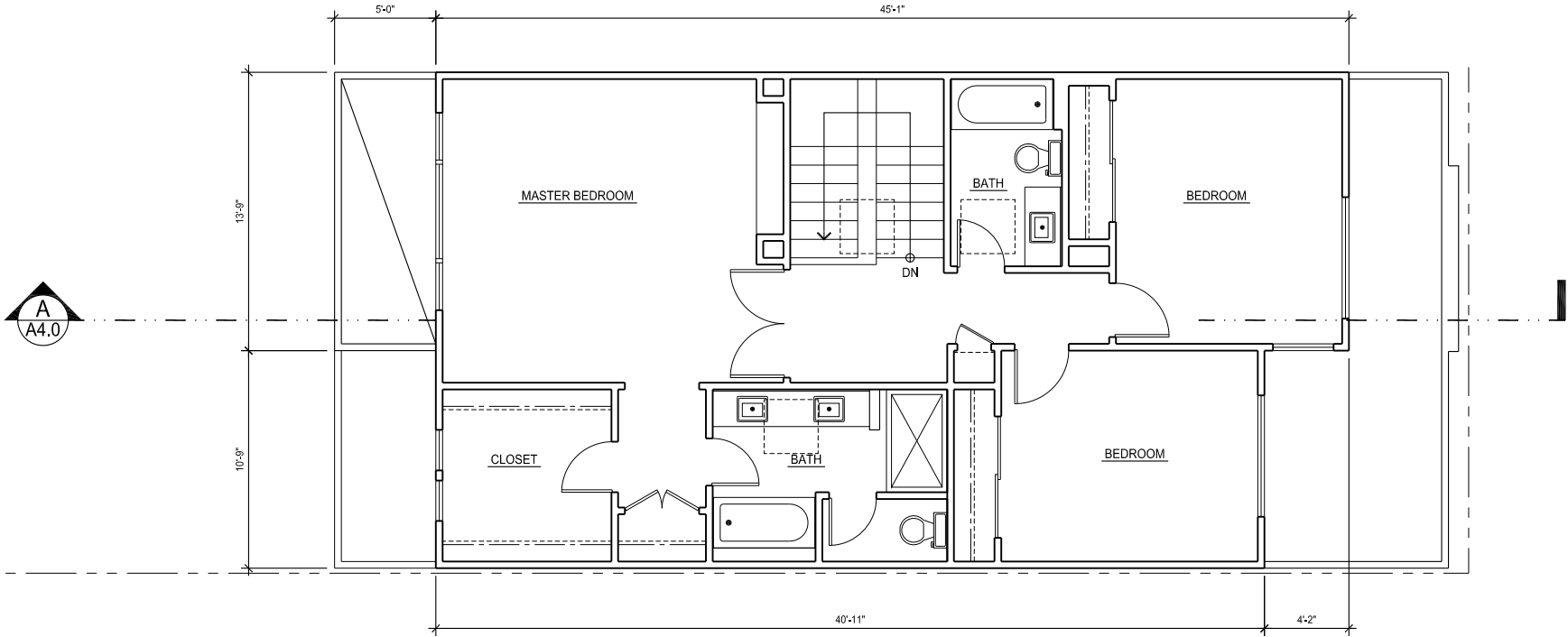
Scale: 1/4" = 1'-0"

A2.1



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"





NORTH ELEVATION

SCALE: 1/4" = 1'-0"

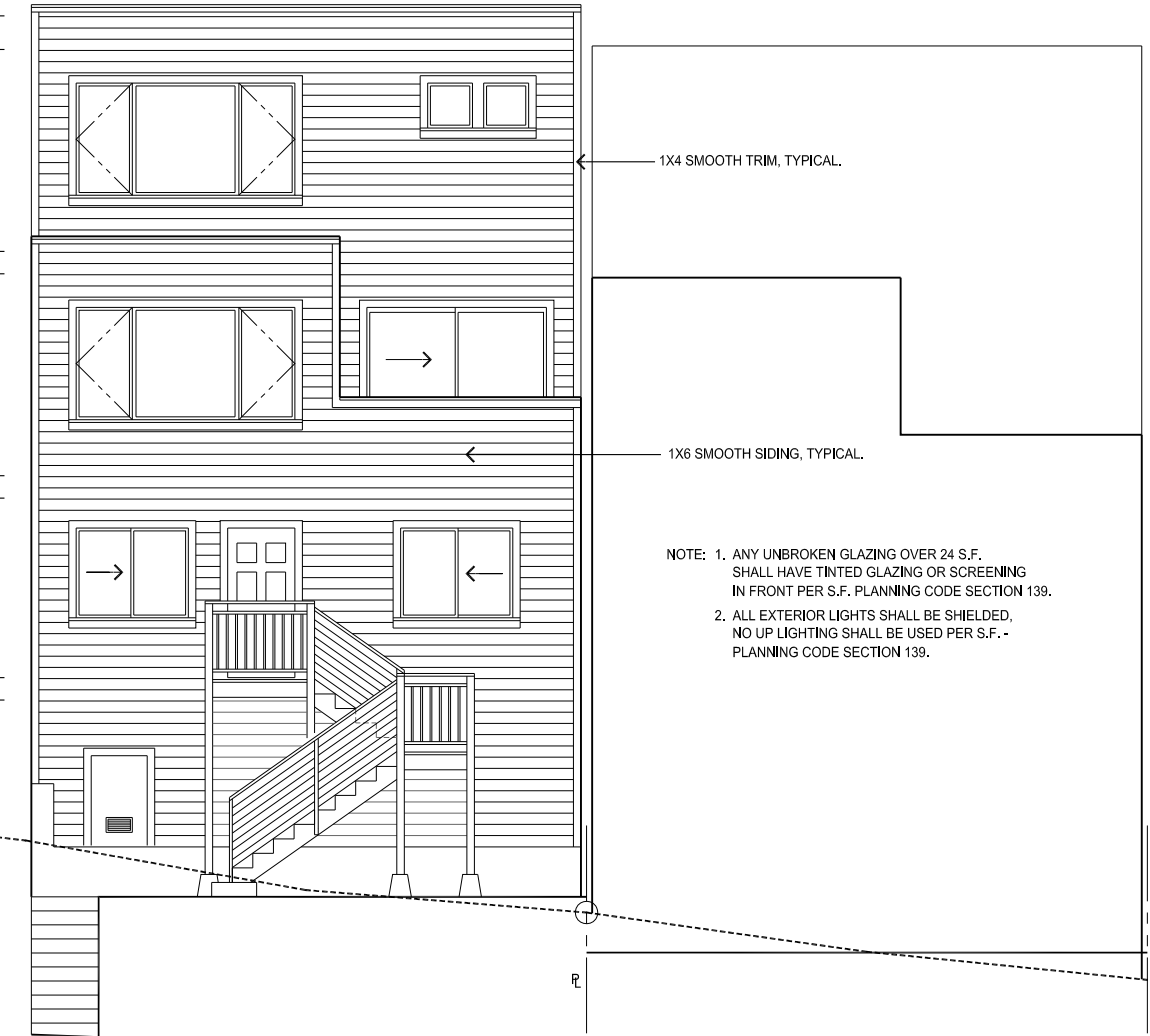
ROOF LEVEL

THIRD LEVEL

SECOND LEVEL

FIRST LEVEL

EXISTING GRADE



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

590 Leland Avenue Project

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Elevations

Scale: 1/4" = 1'-0"

A3.0

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589 Raymond Avenue

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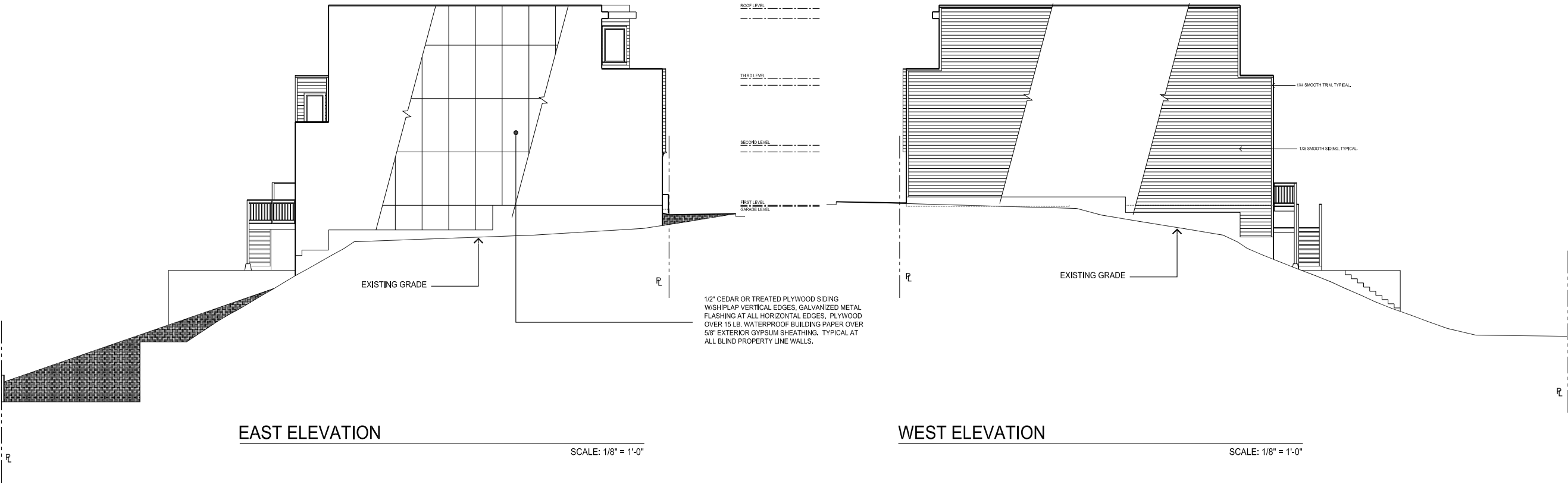
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Elevations

Scale: 1/8" = 1'-0"

A3.1



590

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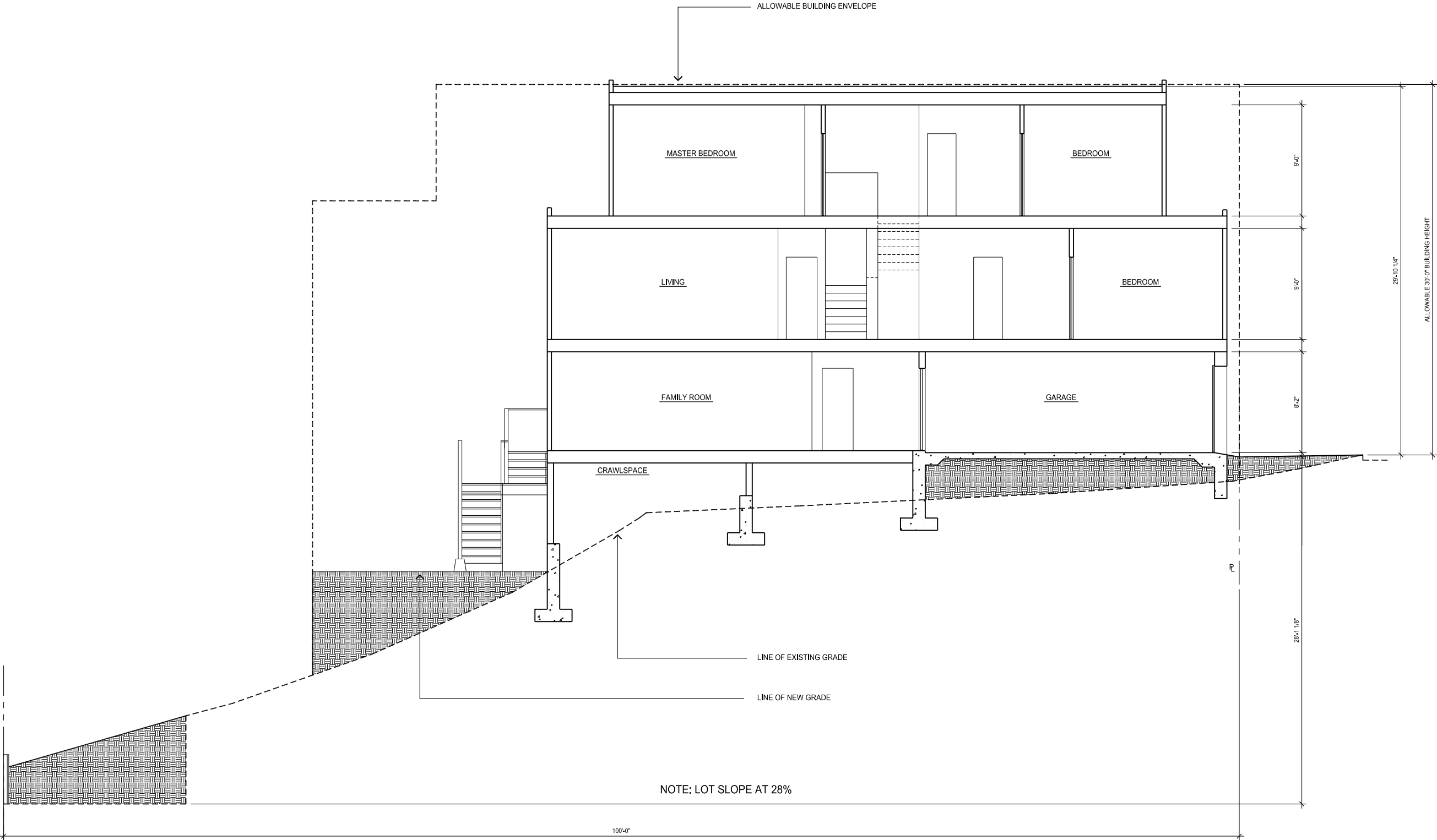
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	SECTION 311 03.14.16

Section (Option 2)

Scale: 1/4" = 1'-0"

A4.0



NOTE: 1. PROVIDE 20% LANDSCAPING IN FRONT SETBACK PER S.F. PLANNING CODE SECTION 132 (g).
2. PROVIDE 50% PERMEABLE SURFACE IN FRONT SETBACK PER S.F. PLANNING CODE SECTION 132 (g).

REMOVE EXISTING RETAINING WALL

NEW 24" BOX STREET TREE

LELAND AVENUE

NEW 10'-0" CURB-CUT

2'-5" FRONT SETBACK

ROOF BELOW

PROPOSED
586 LELAND AVENUE

ROOF

2/8X2/8 SKYLIGHT,
TYPICAL

2/8X2/8 SKYLIGHT,
TYPICAL

5'-0"

REARYARD

LOT 100.00'

584 LELAND AVENUE

4'-10"

50'-0"
584 LELAND AVENUE

SCALE : 1/8" = 1'-0"

SITE PLAN

LOCATION MAP

586 LELAND AVENUE
BLOCK 6243 / LOT 065



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Project

586 Leland Avenue

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PROJECT INFORMATION

LOCATION: 590 LELAND AVENUE PROJECT, (PROPOSED 586 LELAND AVE.)
SAN FRANCISCO, CALIFORNIA

BLOCK / LOT: 6243 / 065

ZONING: RH-1
40'-X HEIGHT AND BULK

BUILDING HEIGHT: 32'-3"

DESCRIPTION: R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A.
WOOD FRAME CONSTRUCTION.

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SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
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RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

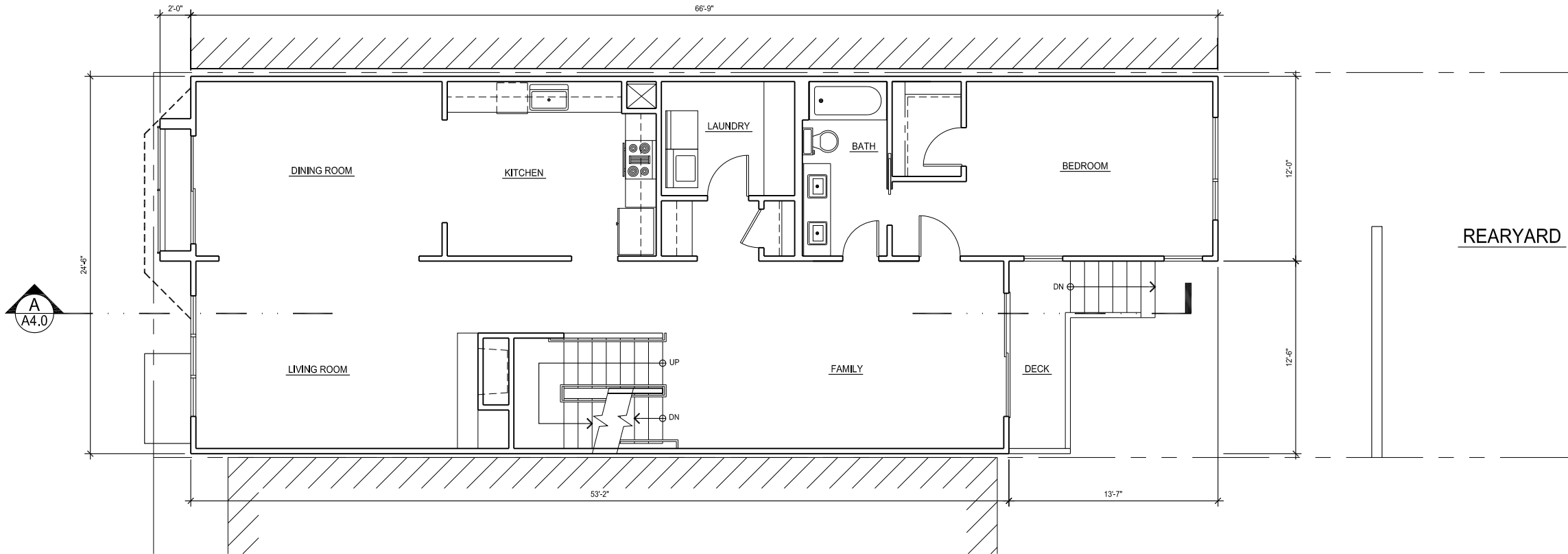
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A2.0 FLOOR PLANS
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A3.0 ELEVATIONS
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A4.0 SECTION
G-1 GREEN COMPLIANCE

Site Plan
General Notes

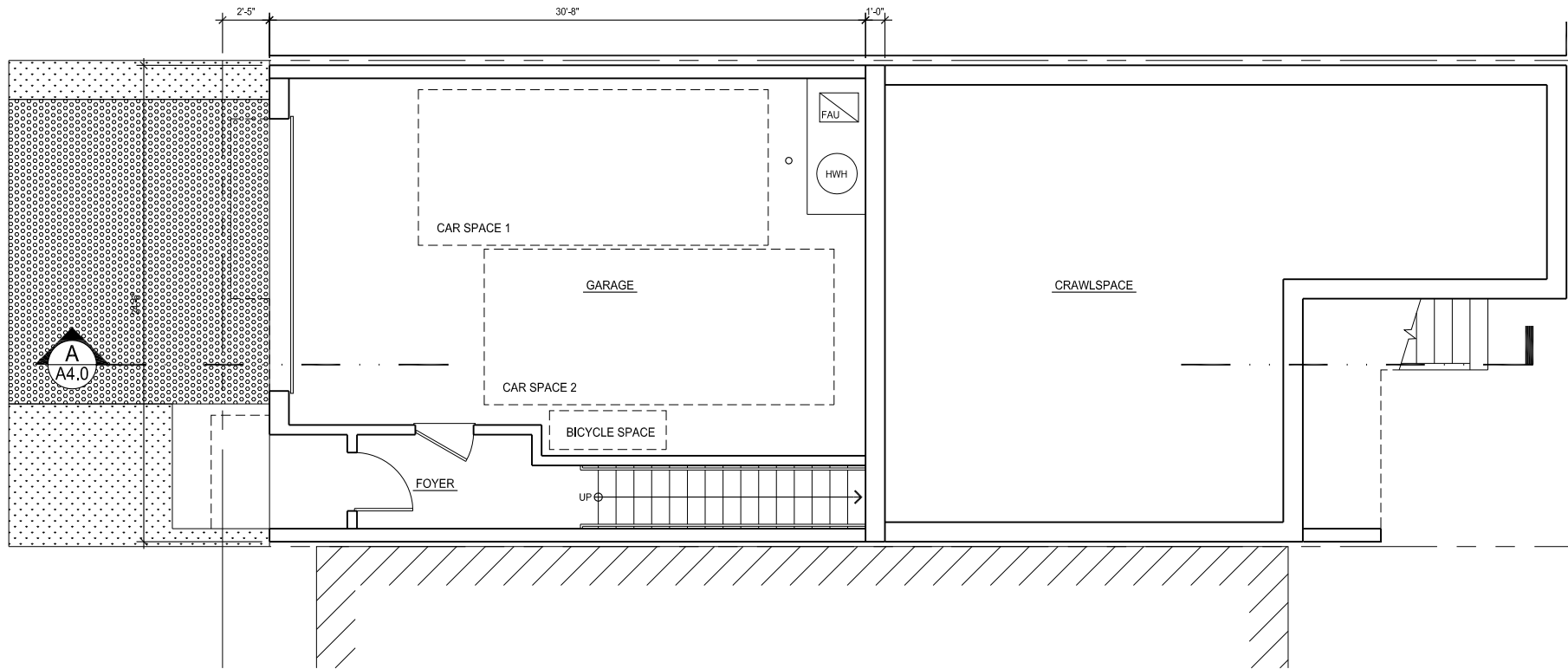
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A1.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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Avenue
Project

586 Leland Avenue

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Floor Plans

Scale: 1/4" = 1'-0"

A2.0

590

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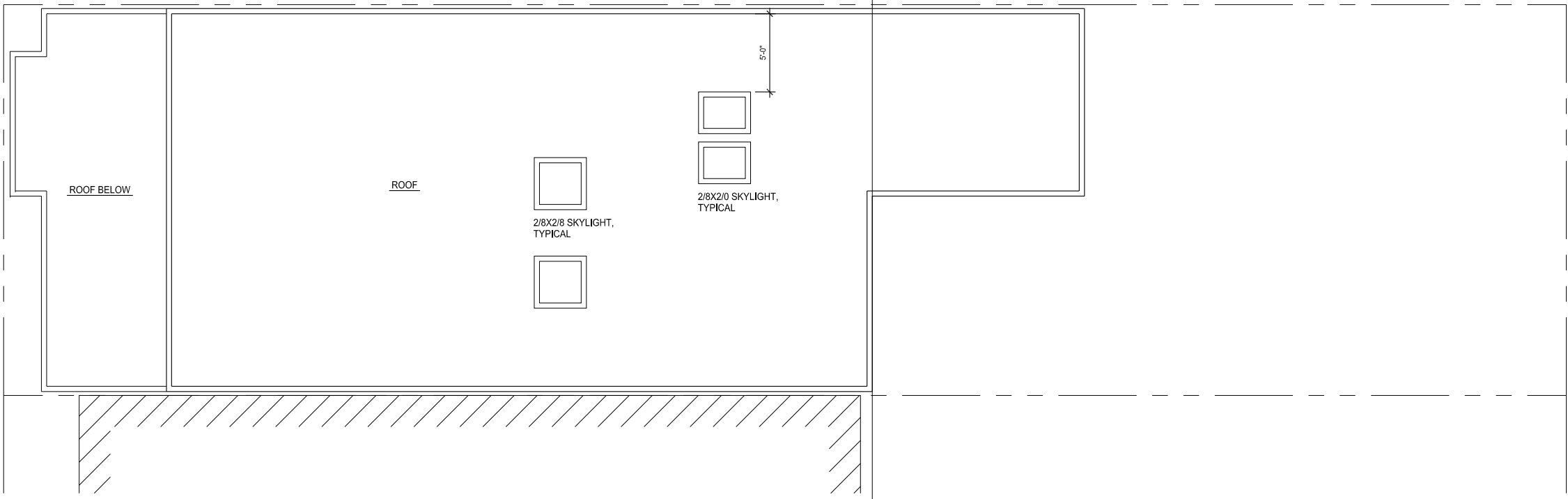
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Floor Plans

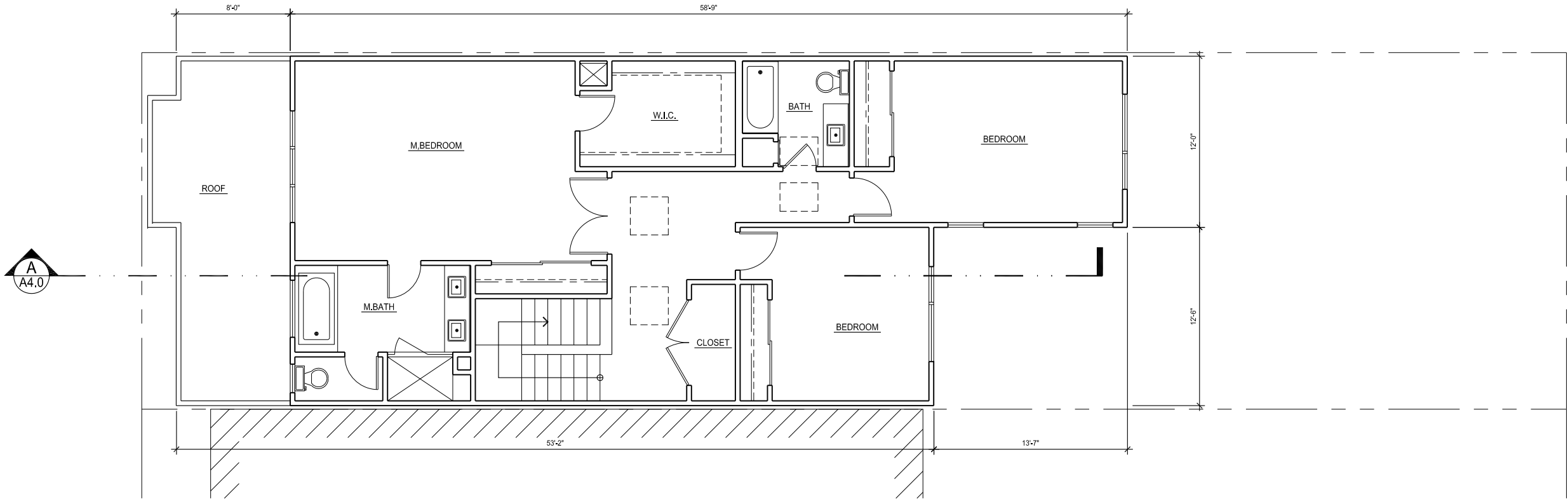
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A2.1



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



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Revisions

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	ISSUED FOR REVIEW 05.15.14
⚠	REVISION PER PLNNG CMNT 01.27.15
	SECTION 311 03.14.16

Elevations

Scale: 1/4" = 1'-0"

A3.0



⚠ SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.
2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. PLANNING CODE SECTION 139.

590
Leland
Avenue
Project

586 Leland Avenue

A Single Family Residence

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San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

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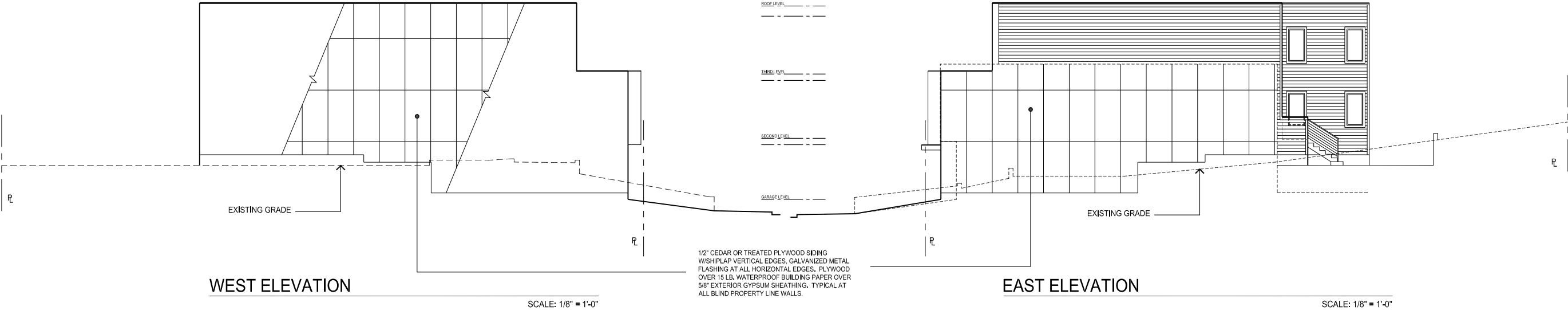
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1	REVISION PER PLNNG CMMT 01.27.15
	SECTION 311 03.14.16

Elevations

Scale: 1/8" = 1'-0"

A3.1



590

Leland Avenue Project

586 Leland Avenue

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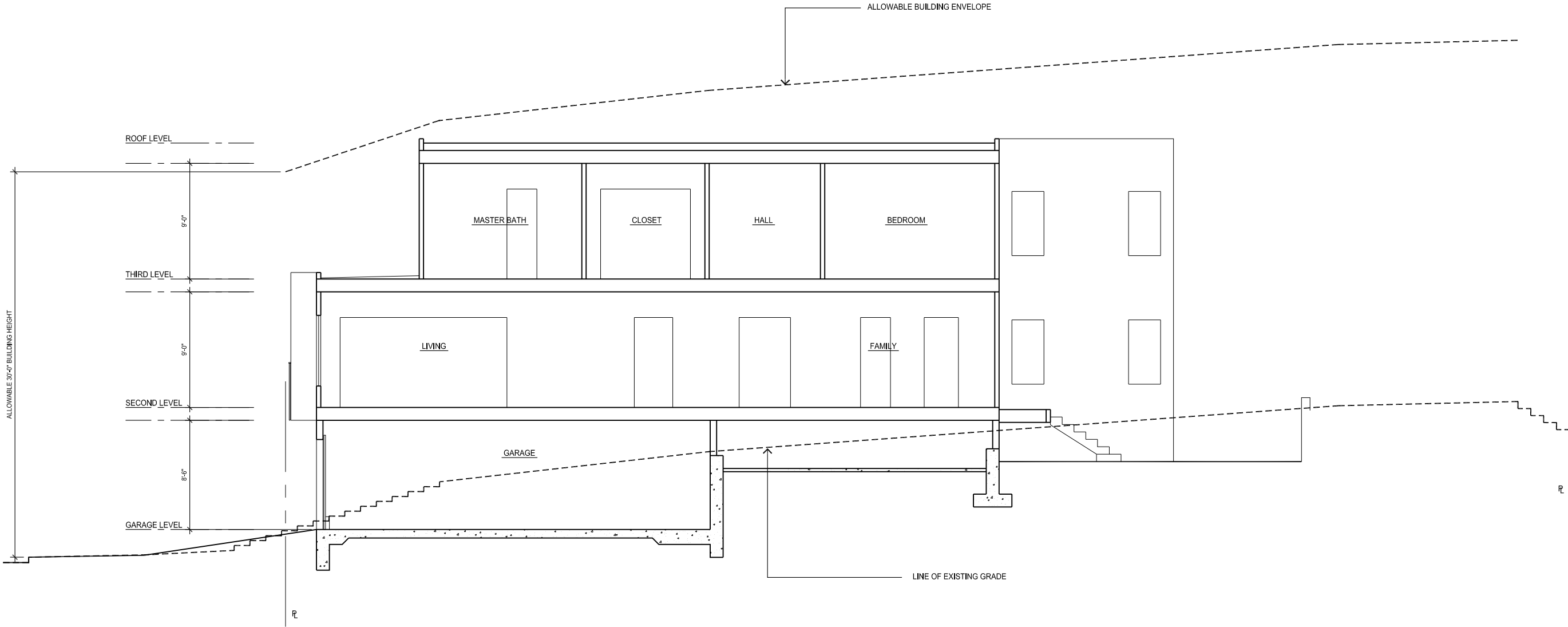
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⚠	REVISION PER PLNNG CMMT 01.27.15
	SECTION 311 03.14.16

Section

Scale: 1/4" = 1'-0"

A4.0



SECTION A-A

SCALE : 1/4" = 1'-0"

NOTE: 1. PROVIDE 20% LANDSCAPE IN FRONT SETBACK PER SAN FRANCISCO - PLANNING CODE SECTION 132(g).
2. PROVIDE 50% PERMEABLE SURFACE IN FRONT SETBACK PER SAN FRANCISCO - PLANNING CODE SECTION 132(g).

NEW 24" BOX STREET TREE

LELAND AVENUE

NEW 10'-4" CURB-CUT

CENTERLINE

2'-5" FRONT SETBACK

72'-6 3/4"

LOT 105.90'

LOT 53.56'

ROOF

PROPOSED
596 LELAND AVENUE

LOT 100.00'

586 LELAND AVENUE

2'-5"

66'-9"

SITE PLAN

SCALE : 1/8" = 1'-0"

LOCATION MAP

596 LELAND AVENUE
BLOCK 6243 / LOT 064



590
Leland
Avenue
Project

596 Leland Avenue

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PROJECT INFORMATION

LOCATION: 590 LELAND AVENUE PROJECT, (PROPOSED 596 LELAND AVE.)
SAN FRANCISCO, CALIFORNIA

BLOCK / LOT: 6243 / 064

ZONING: RH-1
40'-X HEIGHT AND BULK

BUILDING HEIGHT: 31'-11"

DESCRIPTION: R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A.
WOOD FRAME CONSTRUCTION.

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	ISSUED FOR REVIEW 05.15.14
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1	REVISION PER PLNNG CMMT 01.27.15
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2	REVISION PER PLNNG CMMT 09.10.15
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3	REVISION PER PLNNG CMMT 10.06.15
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	SECTION 311 03.14.16
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SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
- INSULATE WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH TITLE 24 ENERGY REPORT RECOMMENDATIONS. FUR WALLS WHERE NECESSARY TO ACCOMMODATE BATT INSULATION.
- RESIDENTIAL SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13R/ SECTION 903.3.1.2

RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
A2.0 FLOOR PLANS
A2.1 FLOOR PLANS
A2.2 FLOOR PLANS
A2.3 ROOF PLAN
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A4.0 SECTION
G-1 GREEN COMPLIANCE

Site Plan
General Notes

Scale: 1/8" = 1'-0"

A1.0

590

Leland Avenue Project

596 Leland Avenue

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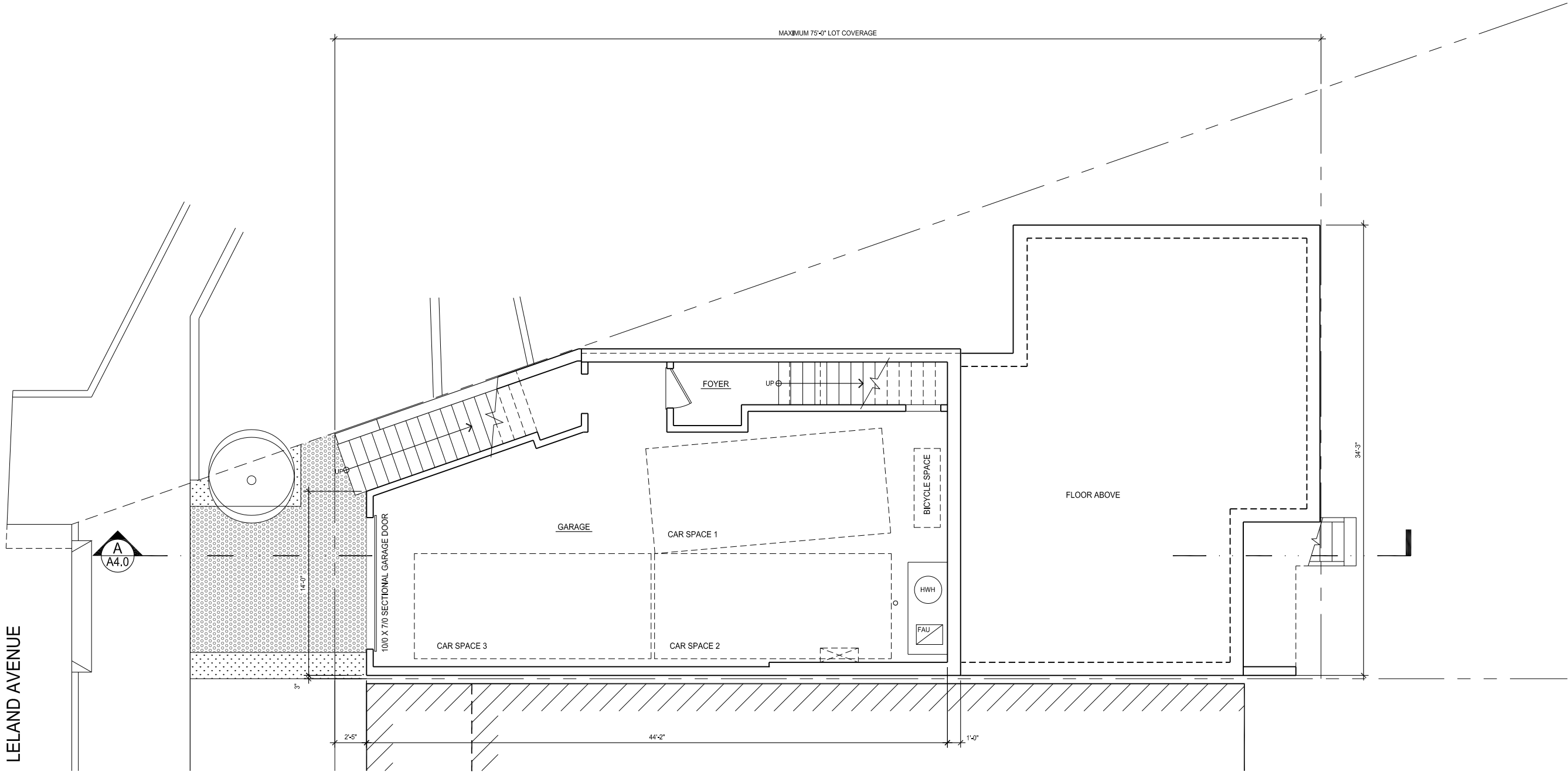
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	SECTION 311 03.14.16

Floor Plans

Scale: 1/4" = 1'-0"

A2.0



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

590

Leland
Avenue
Project

596 Leland Avenue

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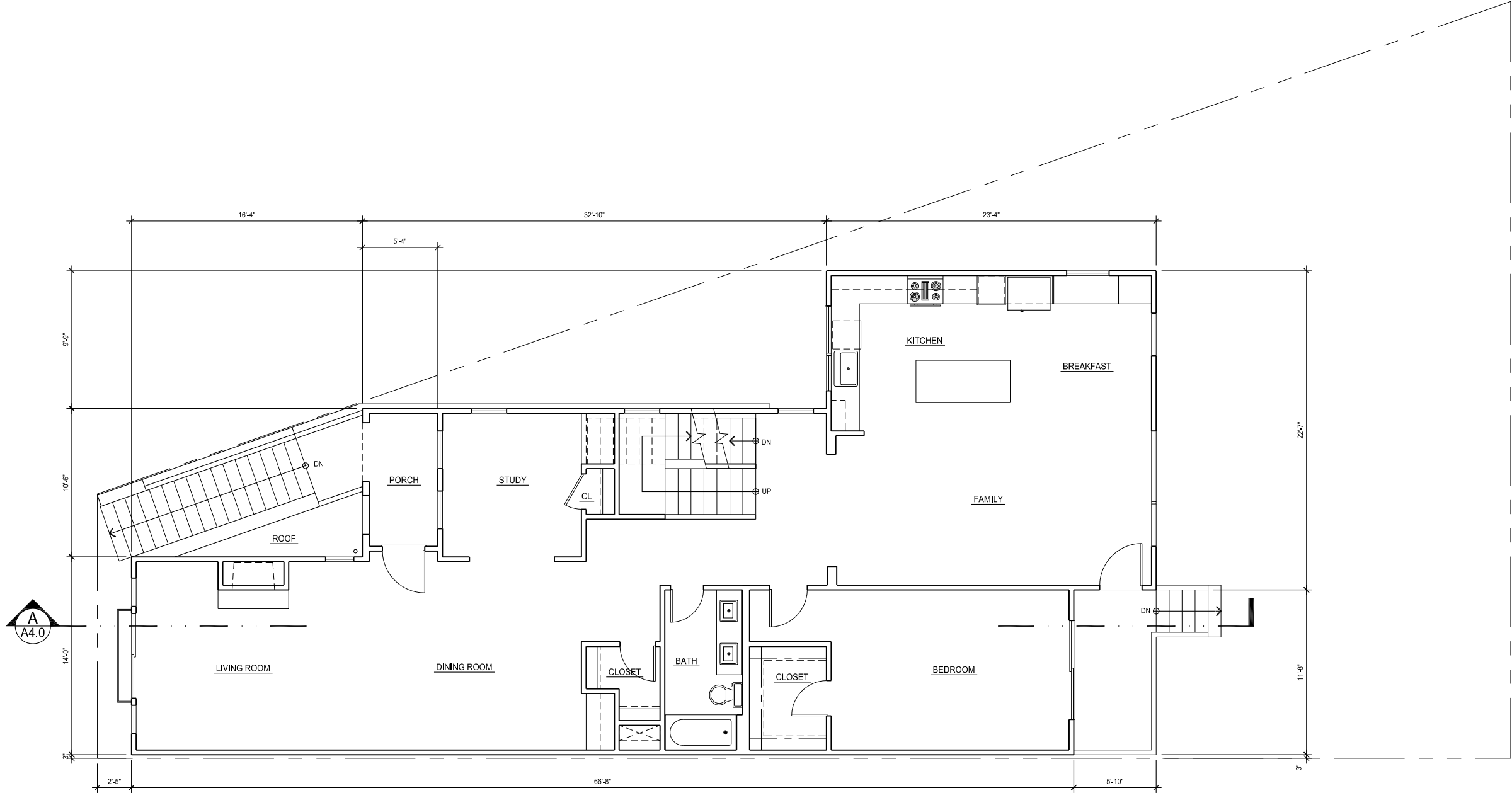
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Floor Plans
(Option B)

Scale: 1/4" = 1'-0"

A2.1



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



590

Leland
Avenue
Project

596 Leland Avenue

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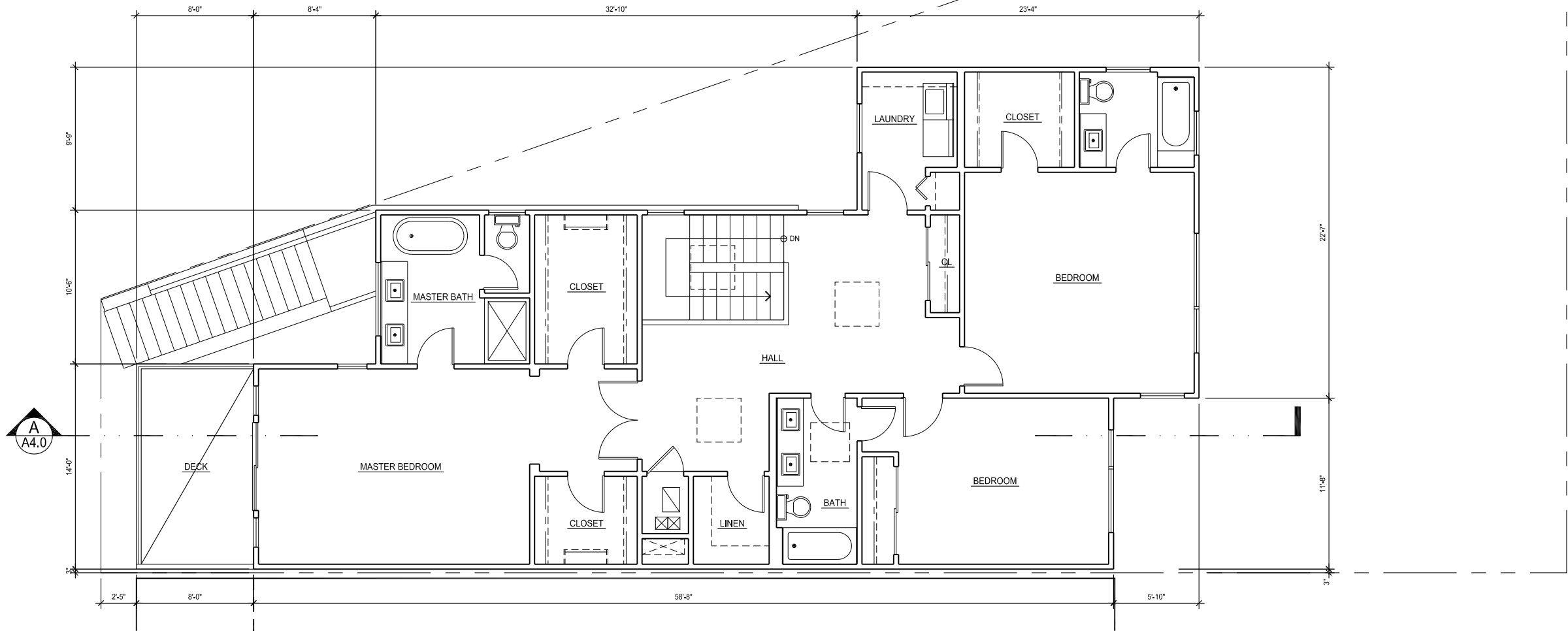
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Floor Plans

Scale: 1/4" = 1'-0"

A2.2



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



590

Leland
Avenue
Project

596 Leland Avenue

A Single Family Residence

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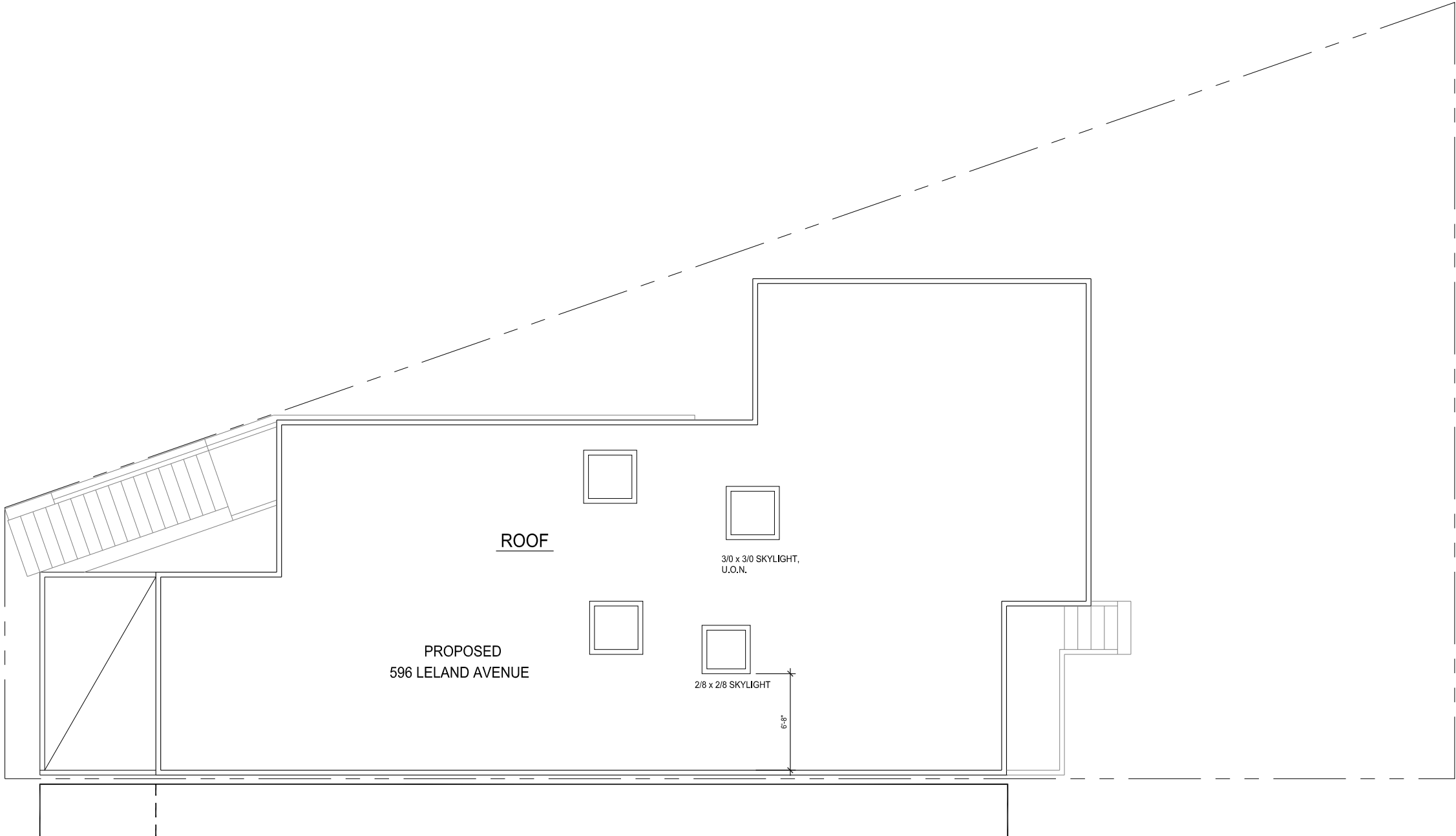
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SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



Roof Plan

Scale: 1/4" = 1'-0"

A2.3

590

Leland Avenue Project

596 Leland Avenue

A Single Family Residence

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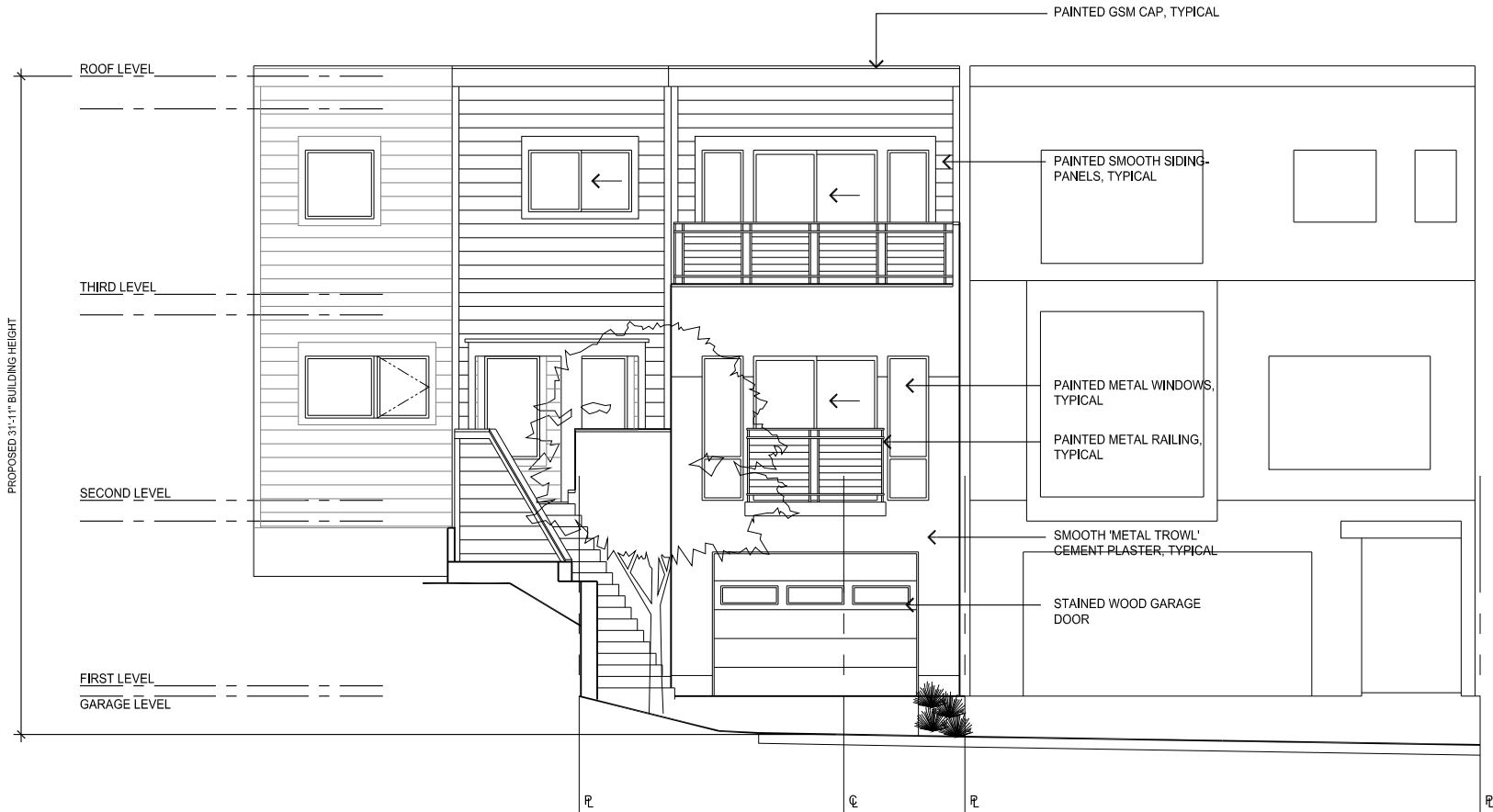
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Elevations

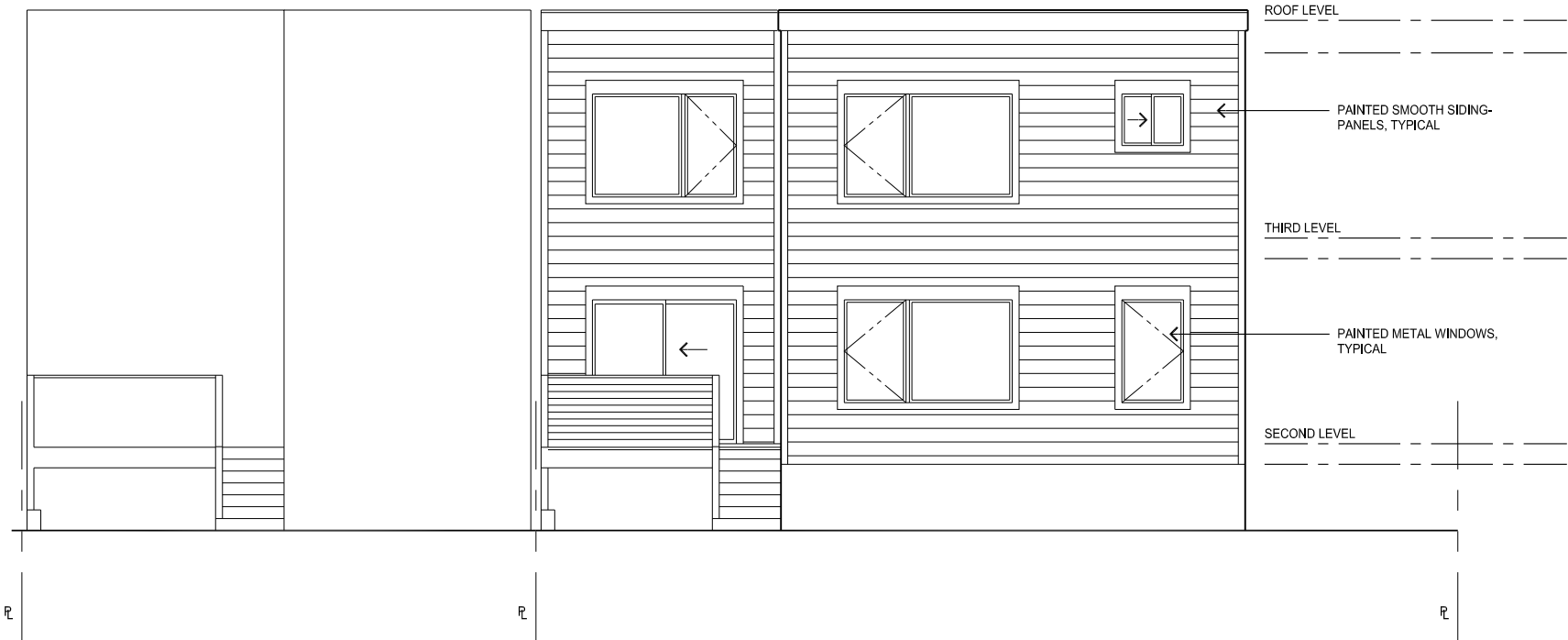
Scale: 1/4" = 1'-0"

A3.0



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.
2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. - PLANNING CODE SECTION 139.

590
Leland
Avenue
Project

596 Leland Avenue

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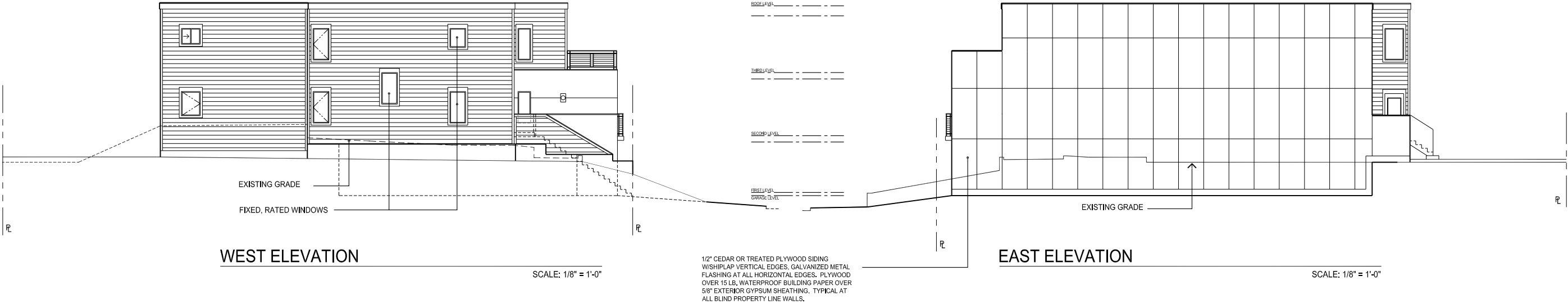
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Elevations

Scale: 1/8" = 1'-0"

A3.1



590

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Project

596 Leland Avenue

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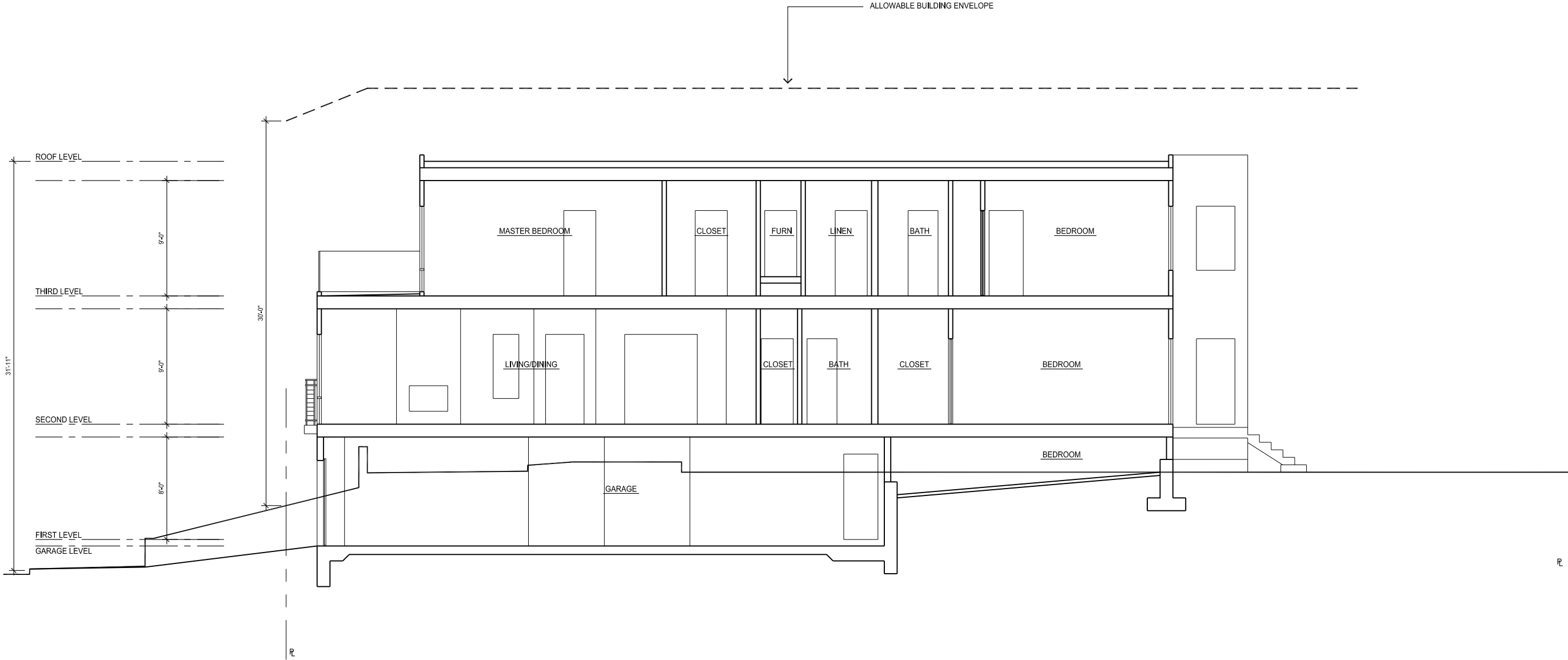
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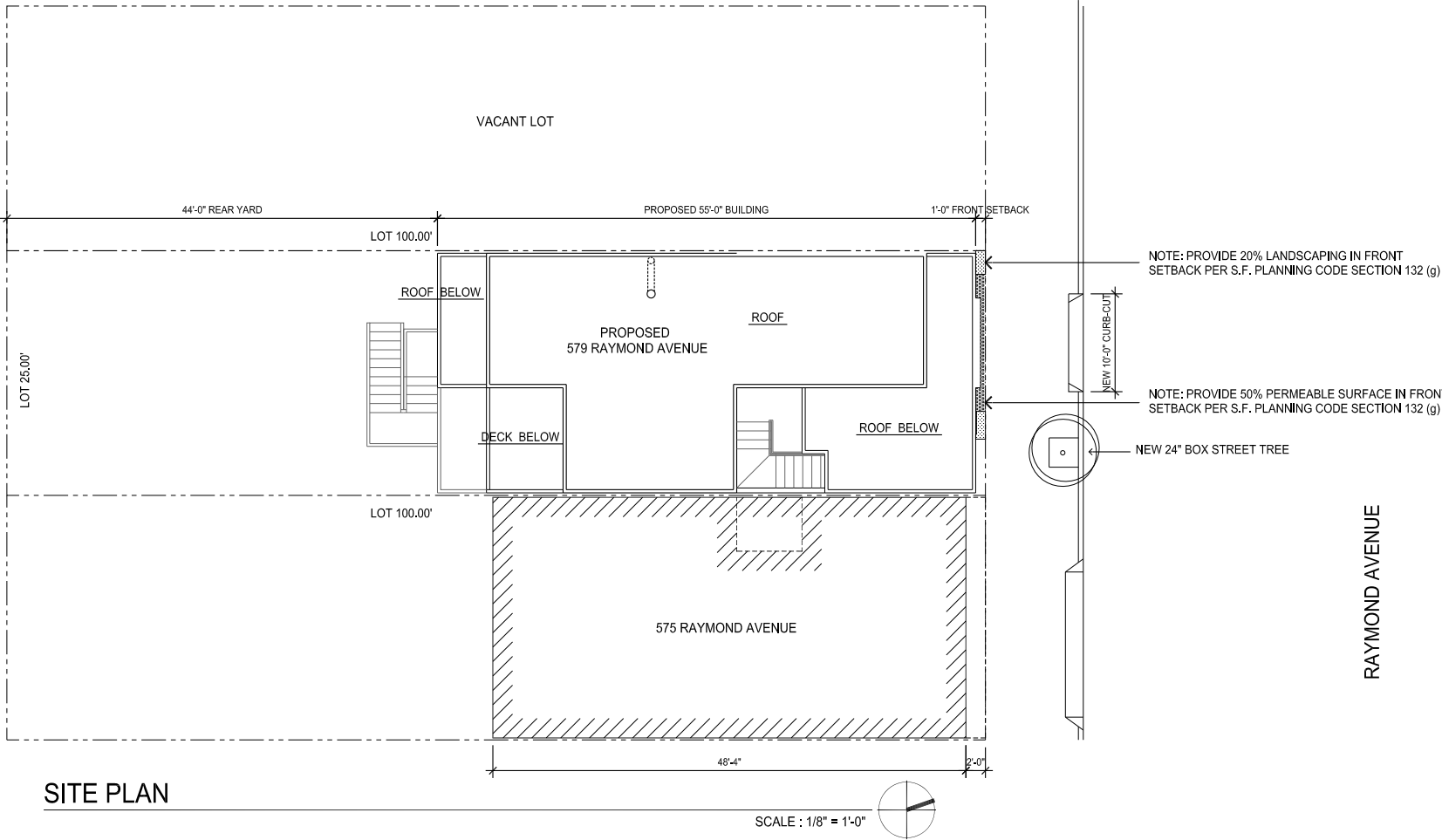
Sections

Scale: 1/4" = 1'-0"

A4.0



**REDUCED
REVISED
PLANS
PER RDT**



LOCATION MAP

579 RAYMOND AVENUE
BLOCK 6243 / LOT 063



590
Leland
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Project

579 Raymond Avenue

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PROJECT INFORMATION

LOCATION:	590 LELAND AVENUE PROJECT, (PROPOSED 579 RAYMOND AVE.) SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	6243 / 063
ZONING:	RH-1 40'-X HEIGHT AND BULK
BUILDING HEIGHT:	29'-10 1/4"
DESCRIPTION:	R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A. WOOD FRAME CONSTRUCTION.

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SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

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RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

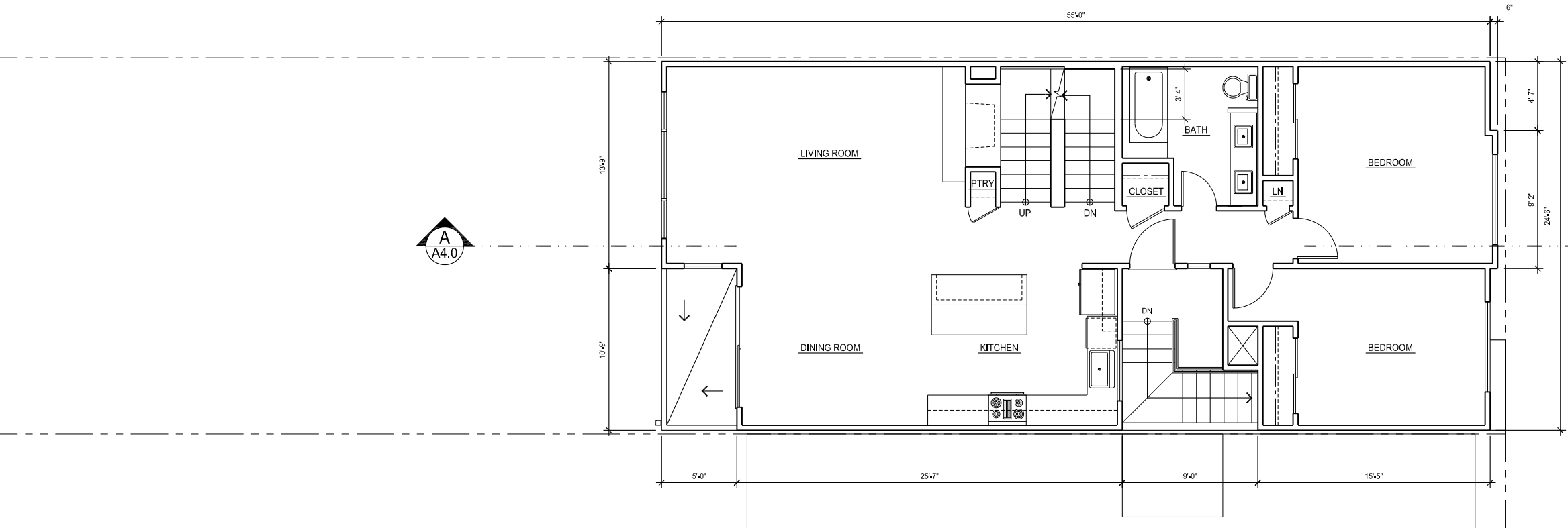
DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTION
- G-1 GREEN COMPLIANCE

Site Plan
General Notes

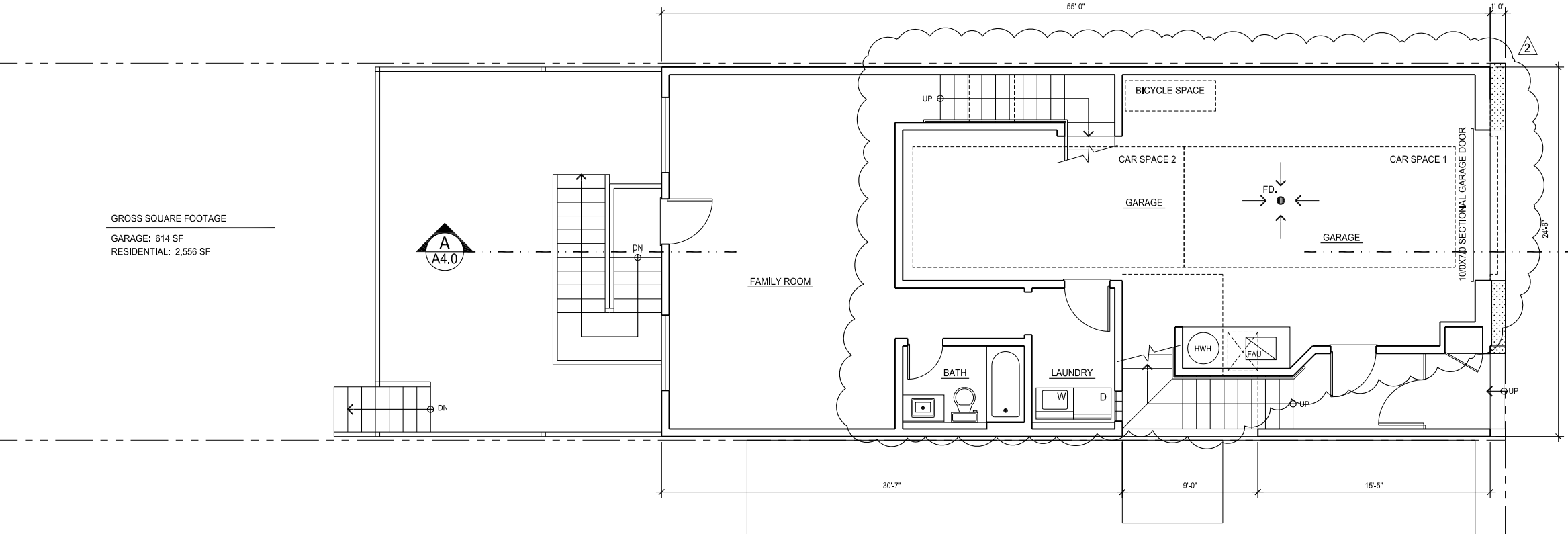
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A1.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



GROSS SQUARE FOOTAGE
GARAGE: 614 SF
RESIDENTIAL: 2,556 SF

RAYMOND AVENUE

590
Leland
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Project

579 Raymond Avenue

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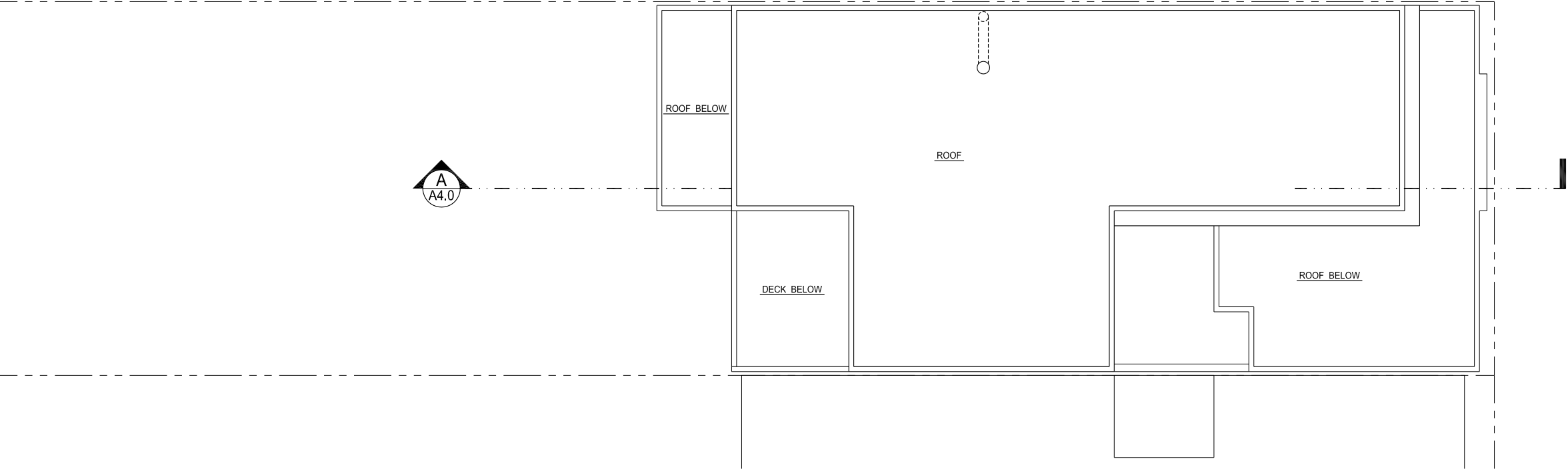
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Floor Plans

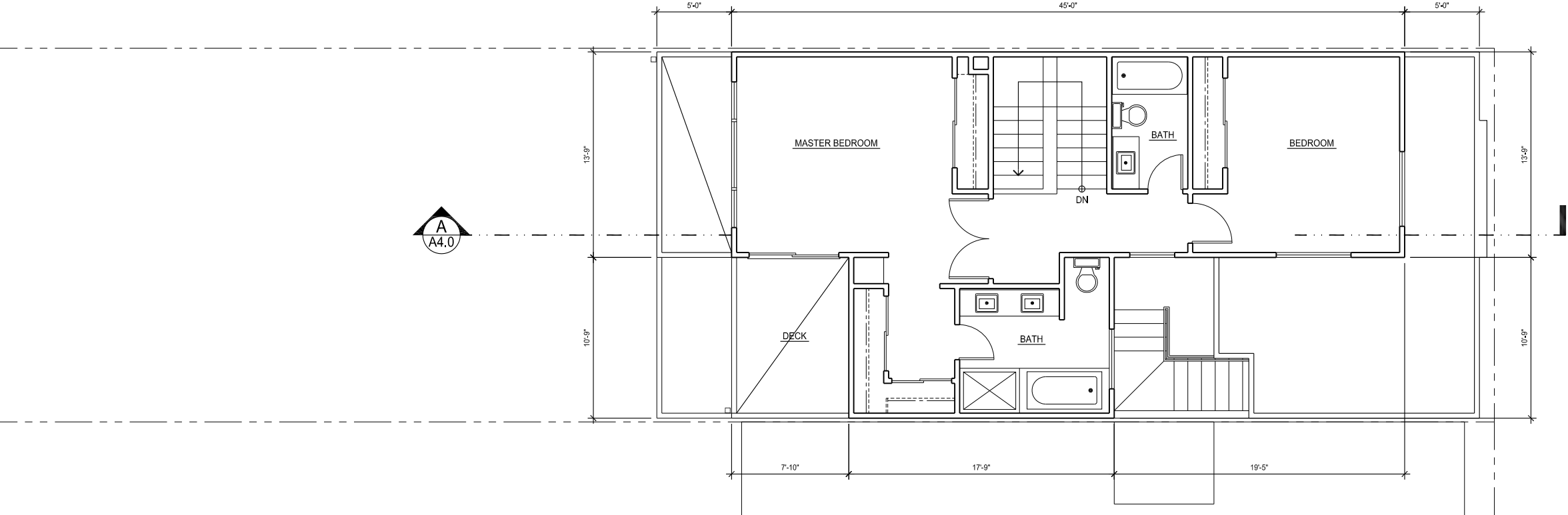
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A2.0



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



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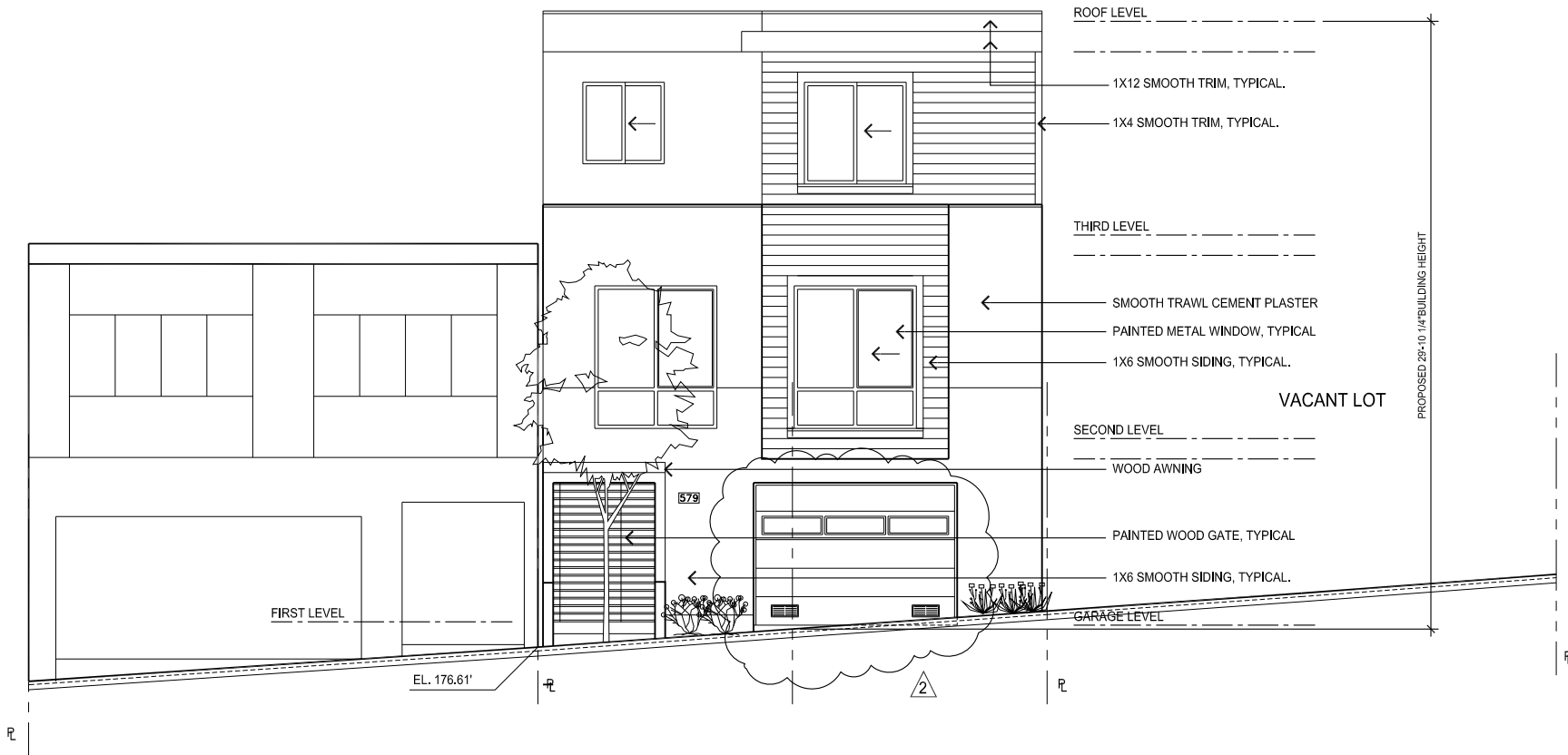
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Floor Plans

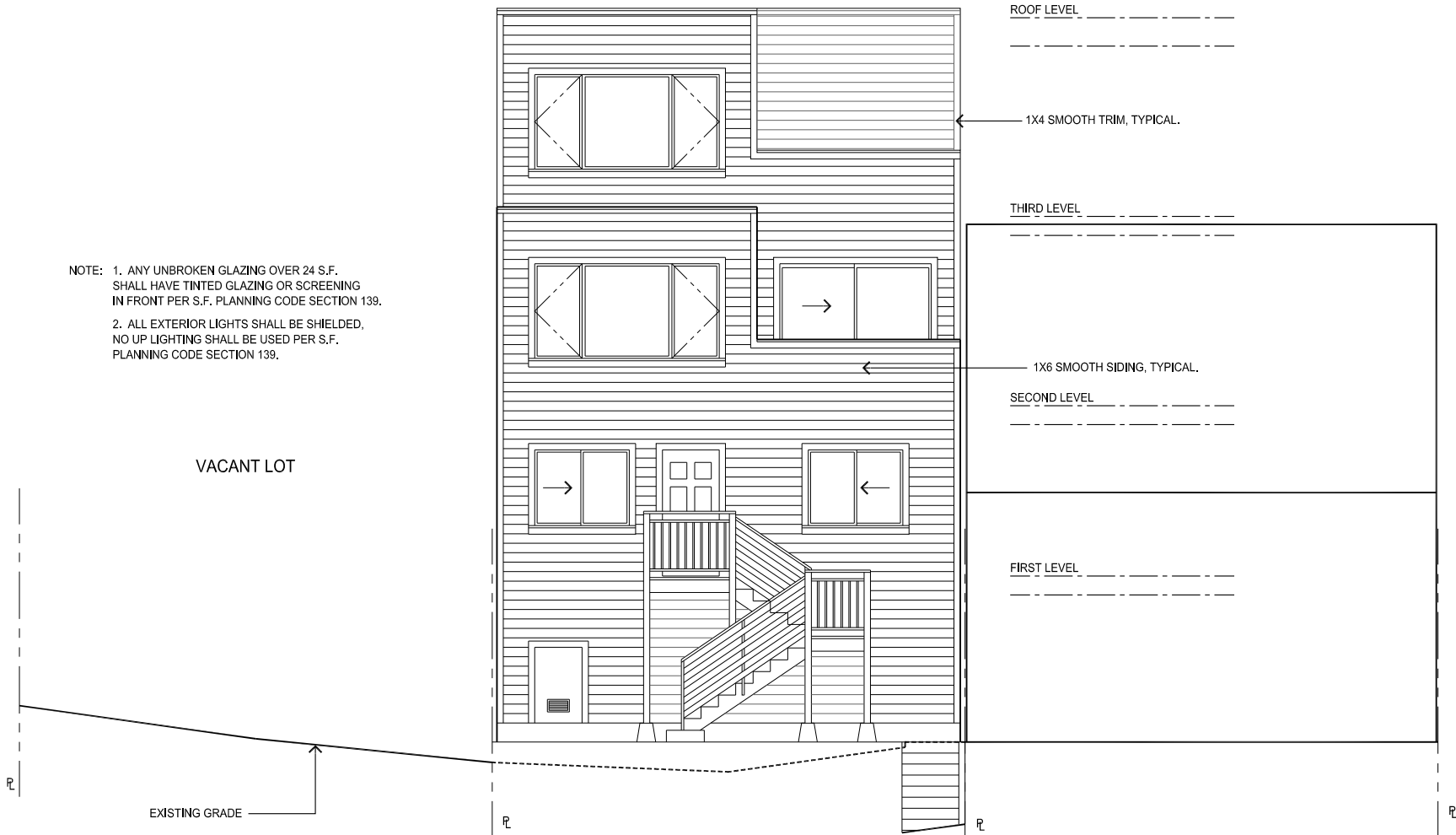
Scale: 1/4" = 1'-0"

A2.1



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.
2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. PLANNING CODE SECTION 139.

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Project No. 14-010 Date 01.09.14

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Elevations

Scale: 1/4" = 1'-0"

A3.0

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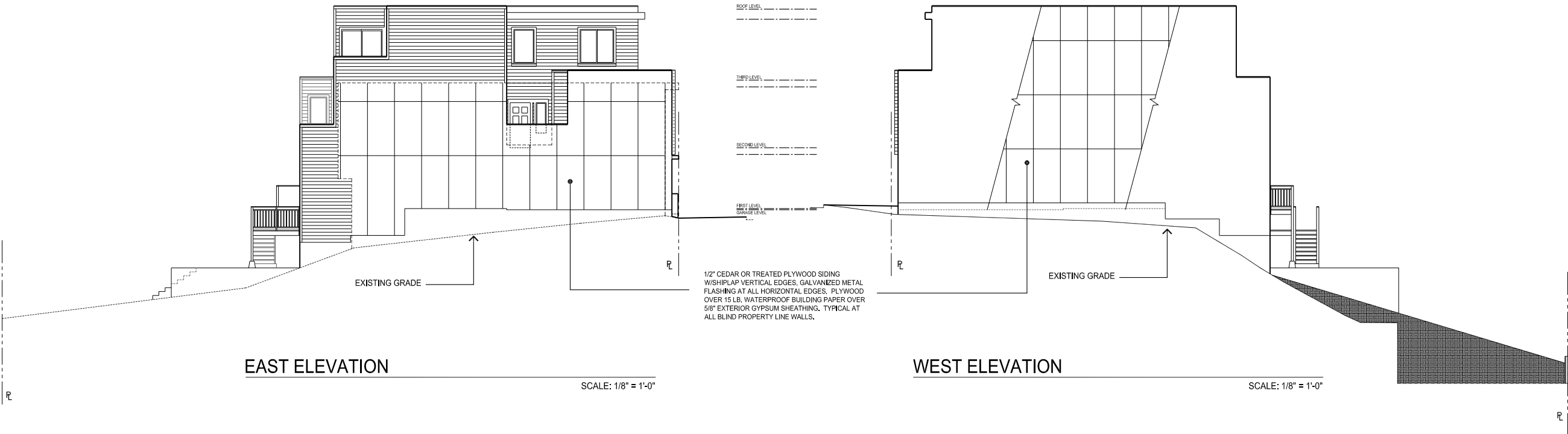
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Elevations

Scale: 1/8" = 1'-0"

A3.1



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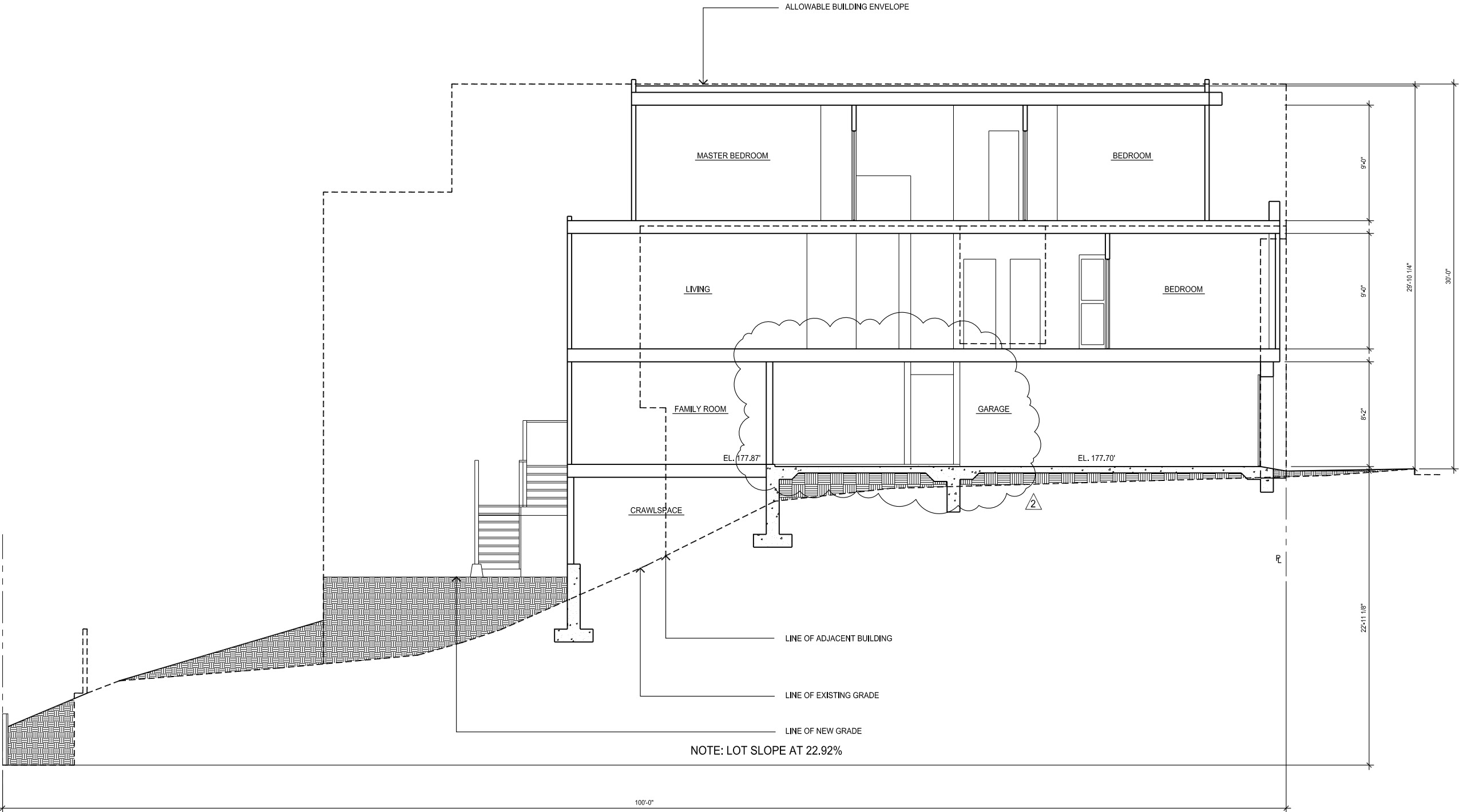
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Section

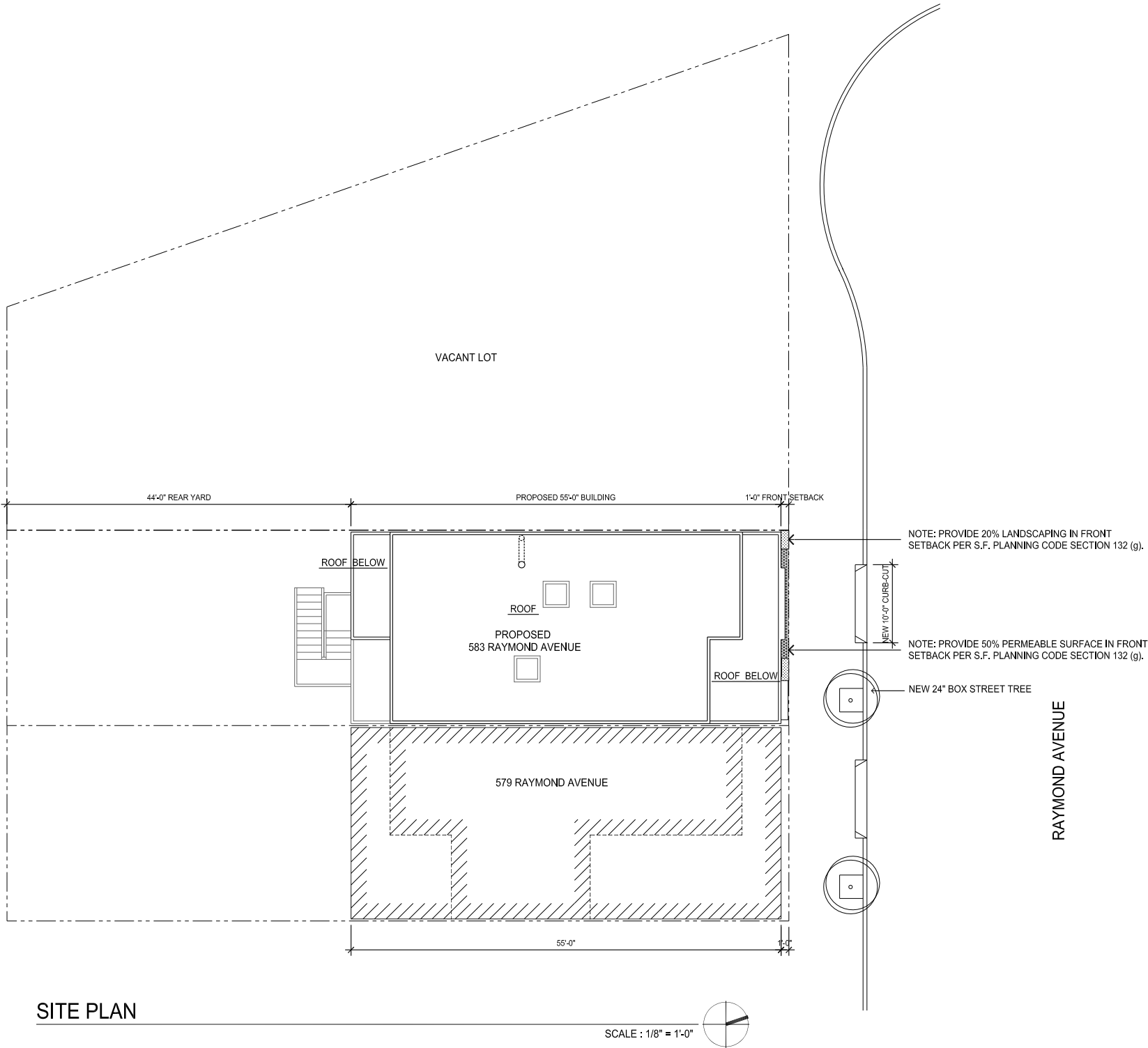
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A4.0



SECTION

SCALE: 1/4" = 1'-0"



SITE PLAN

LOCATION MAP

583 RAYMOND AVENUE
BLOCK 6243 / LOT 062



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PROJECT INFORMATION

LOCATION:	590 LELAND AVENUE PROJECT, (PROPOSED 583 RAYMOND AVE.) SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	6243 / 062
ZONING:	RH-1 40'-X HEIGHT AND BULK
BUILDING HEIGHT:	29'-10 1/4"
DESCRIPTION:	R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A. WOOD FRAME CONSTRUCTION.

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SCOPE OF WORK

1. NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
- INSULATE WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH TITLE 24 ENERGY REPORT RECOMMENDATIONS. FUR WALLS WHERE NECESSARY TO ACCOMMODATE BATT INSULATION.
- RESIDENTIAL SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13R/ SECTION 903.3.1.2

RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

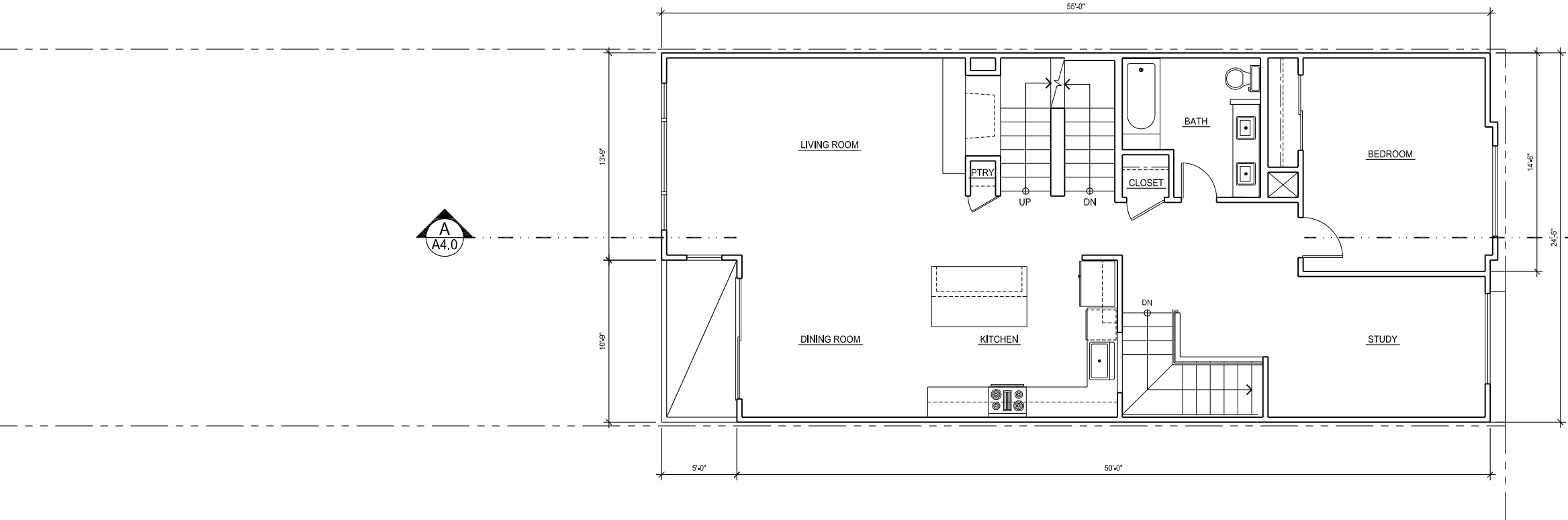
DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTION
- G-1 GREEN COMPLIANCE

Site Plan
General Notes

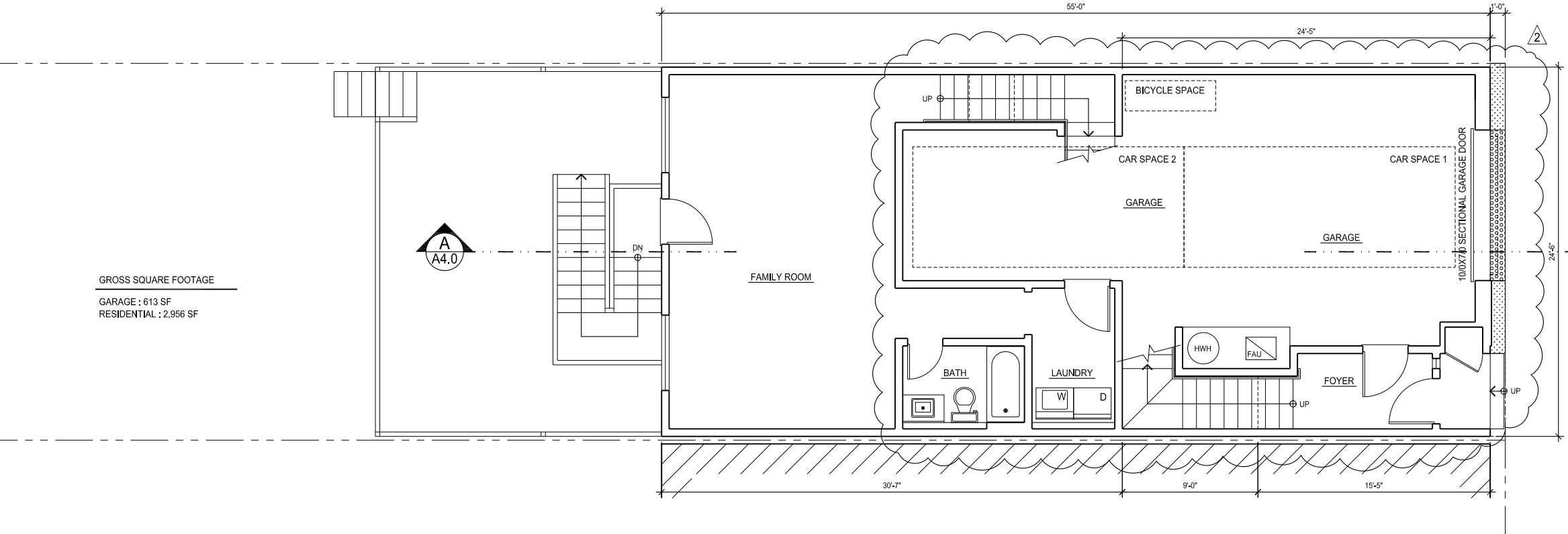
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A1.0



SECOND FLOOR PLAN

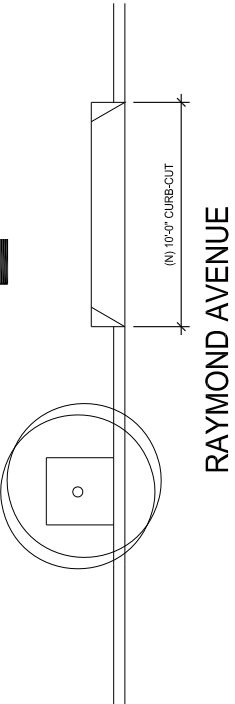
SCALE: 1/4" = 1'-0"



GROSS SQUARE FOOTAGE
GARAGE : 613 SF
RESIDENTIAL : 2,966 SF

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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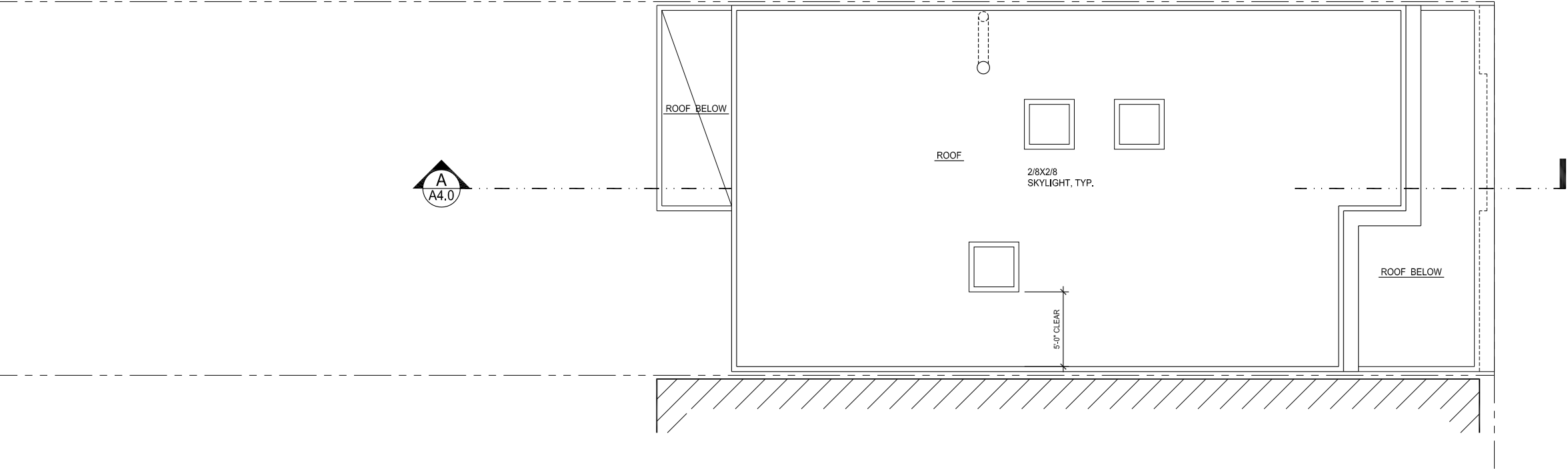
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Floor Plans

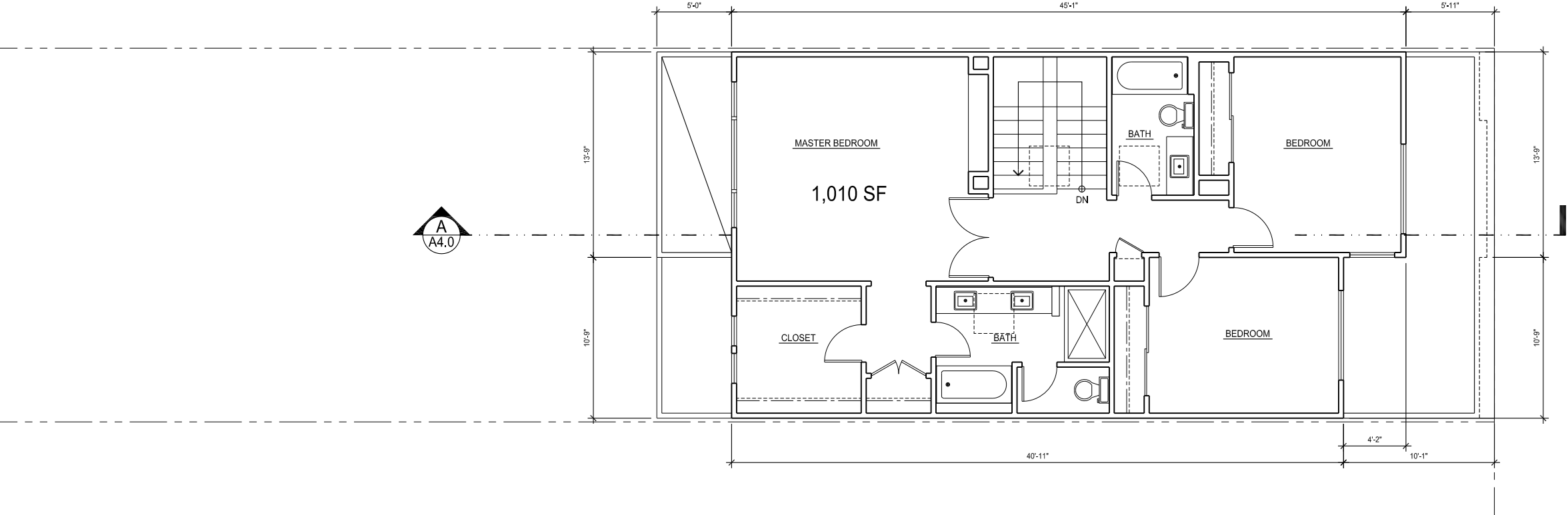
Scale: 1/4" = 1'-0"

A2.0



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



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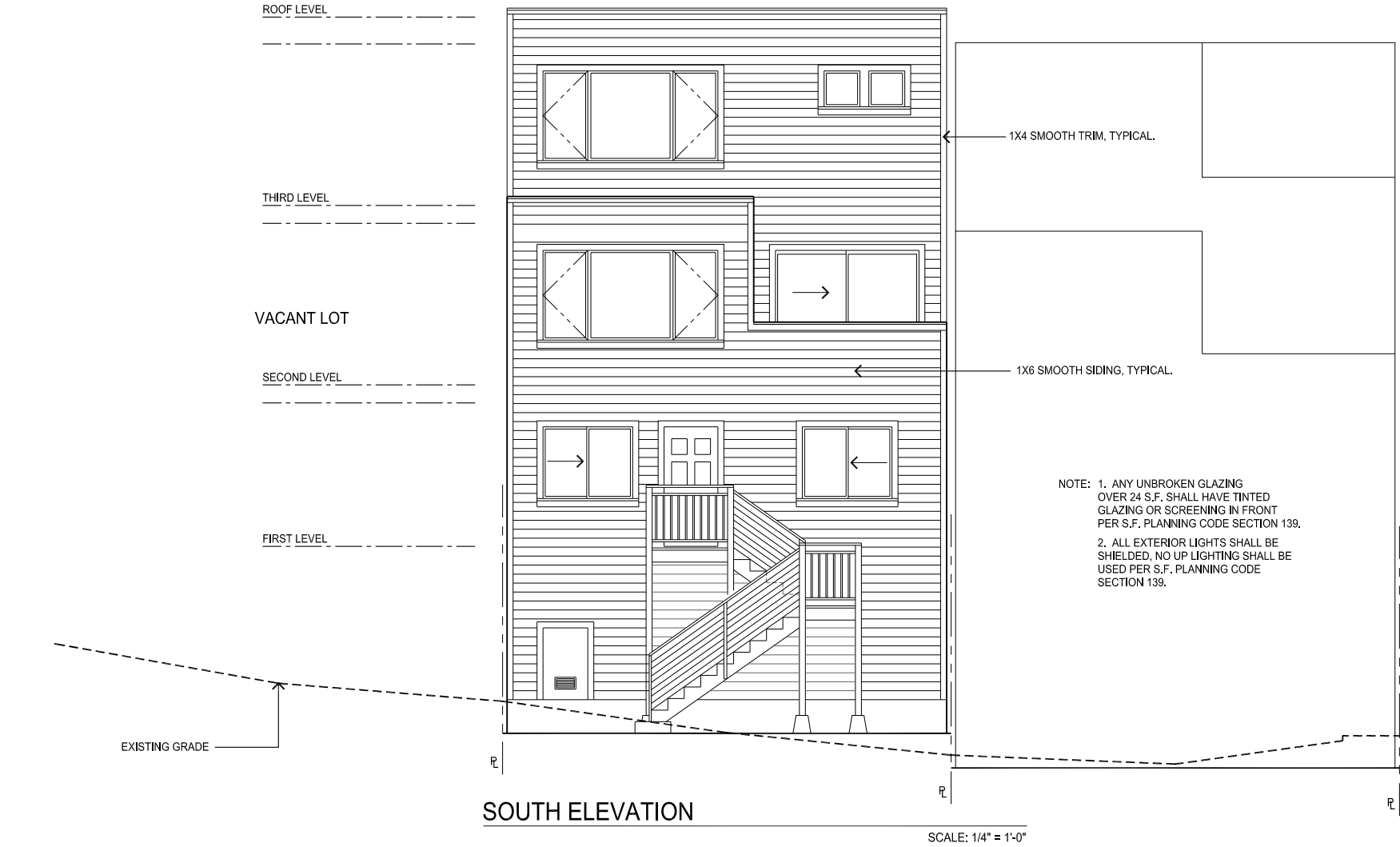
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Floor Plans

Scale: 1/4" = 1'-0"

A2.1



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Elevations

Scale: 1/4" = 1'-0"

A3.0

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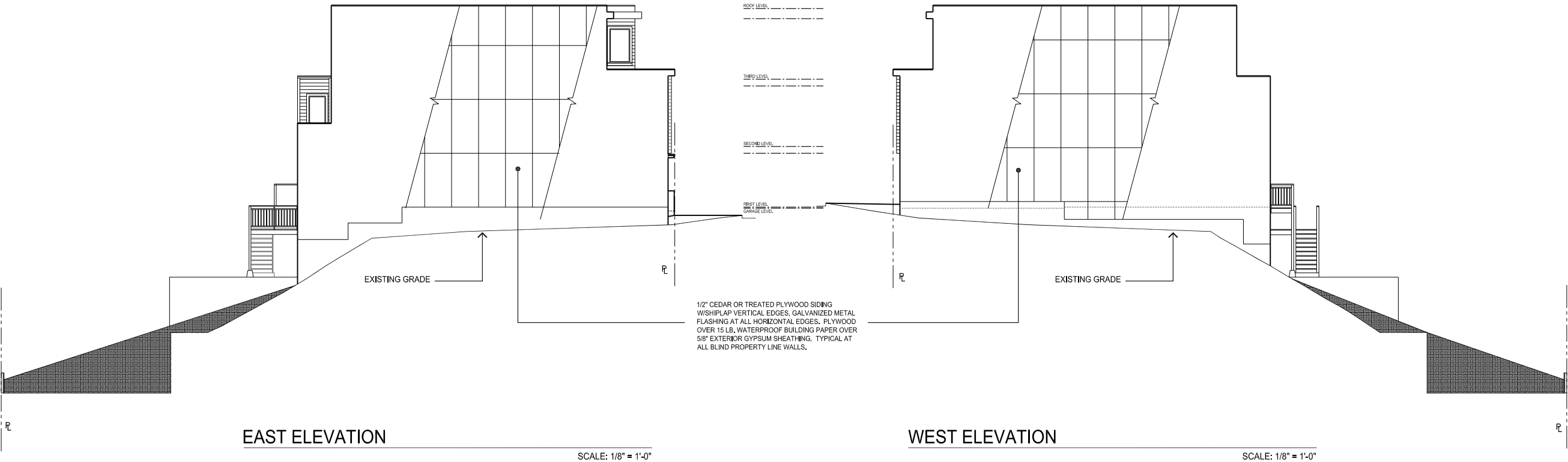
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Elevations

Scale: 1/8" = 1'-0"

A3.1



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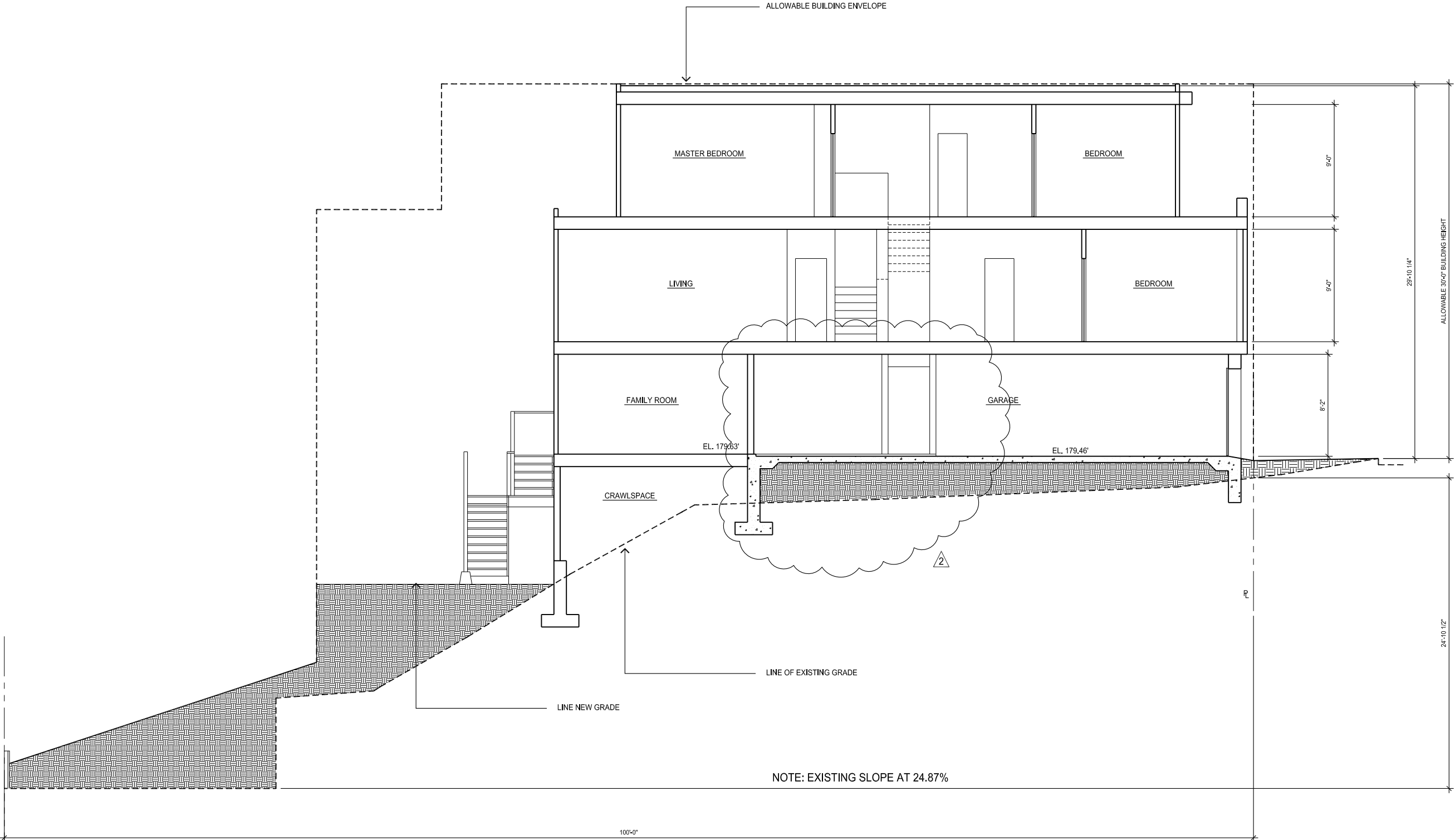
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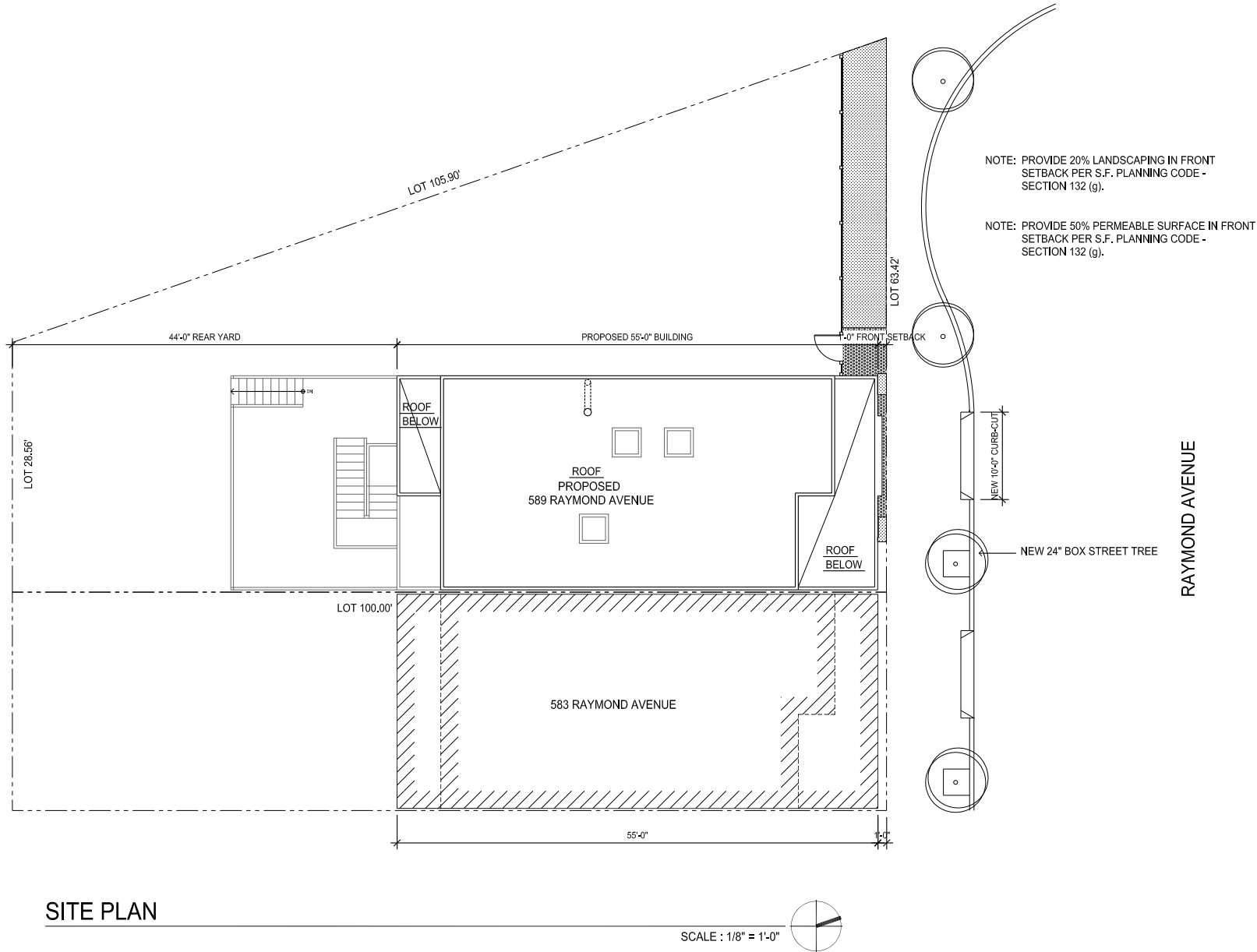
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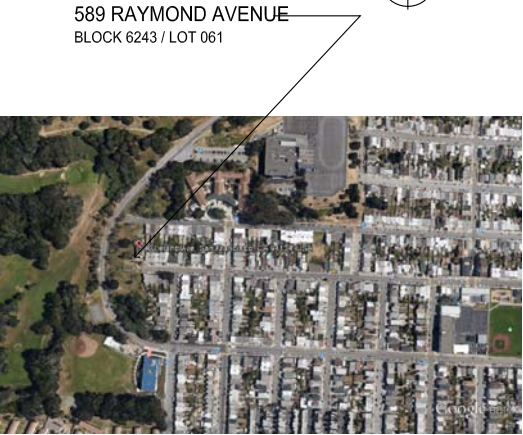
SECTION

SCALE: 1/4" = 1'-0"



SITE PLAN

LOCATION MAP



PROJECT INFORMATION

LOCATION:	590 LELAND AVENUE PROJECT, (PROPOSED 589 RAYMOND AVE.) SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	6243 / 061
ZONING:	RH-1 40-X HEIGHT AND BULK
BUILDING HEIGHT:	29'-10 1/4"
DESCRIPTION:	R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A, WOOD FRAME CONSTRUCTION.

SCOPE OF WORK

1. NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

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RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

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- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTION
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Site Plan
General Notes

Scale: 1/8" = 1'-0"

A1.0

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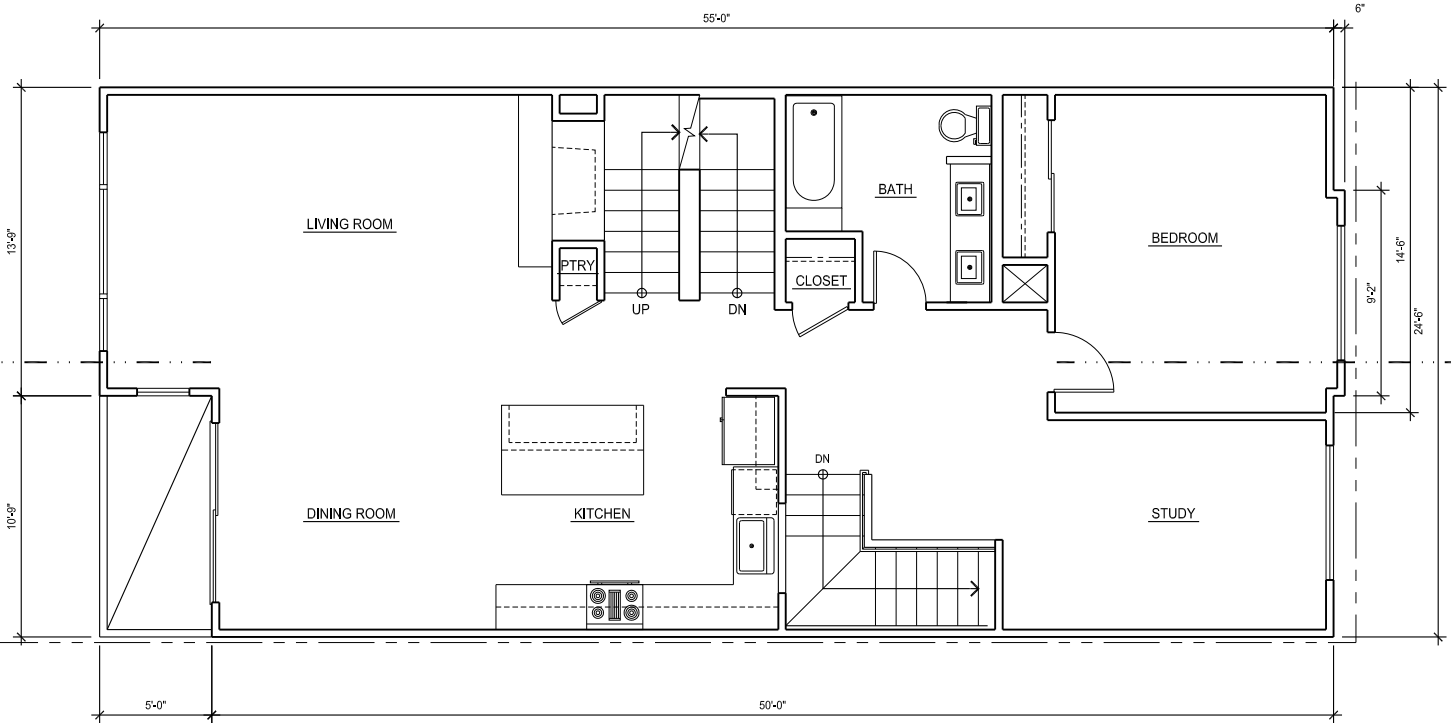
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Floor Plans
(Option 2)

Scale: 1/4" = 1'-0"

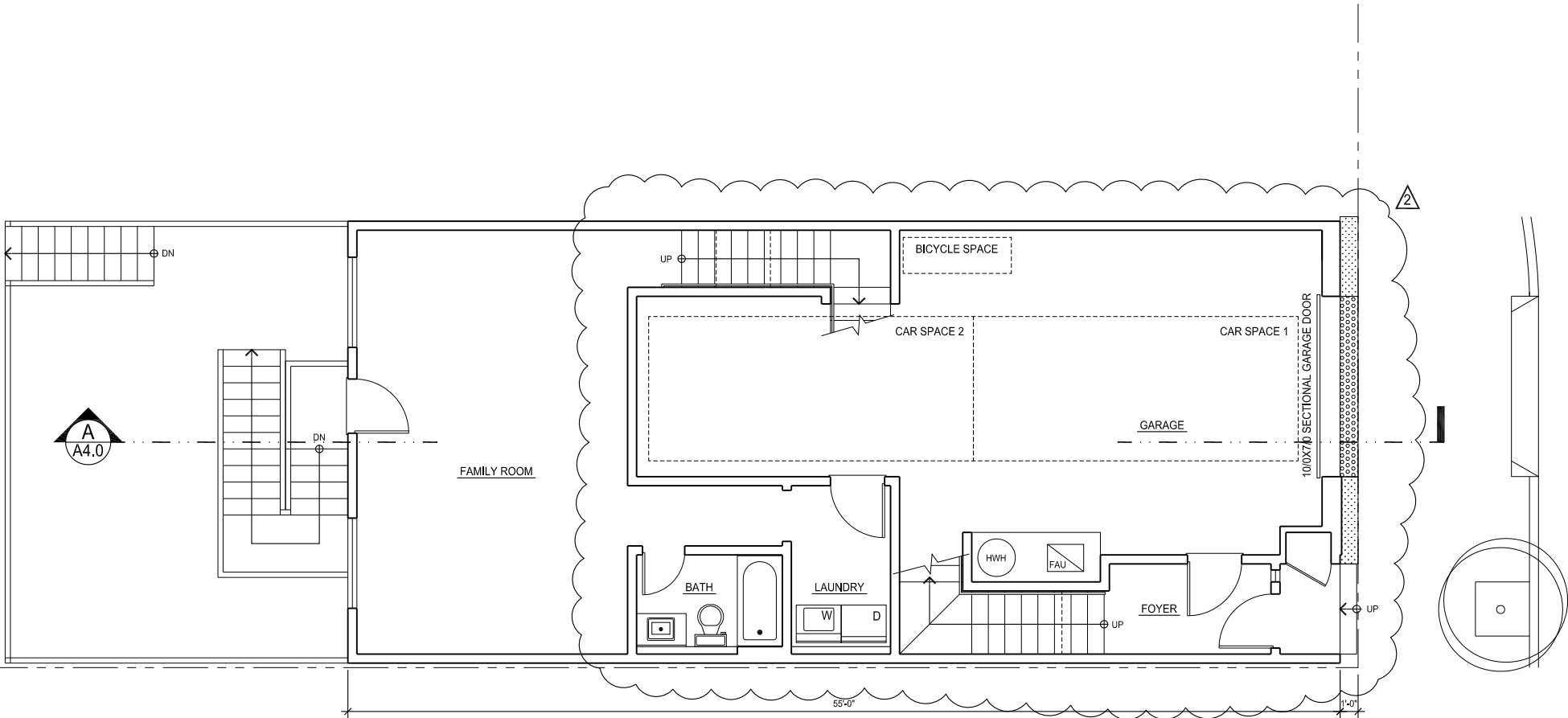
A2.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

GROSS SQUARE FOOTAGE
GARAGE: 613 SF
RESIDENTIAL: 2,956 SF



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



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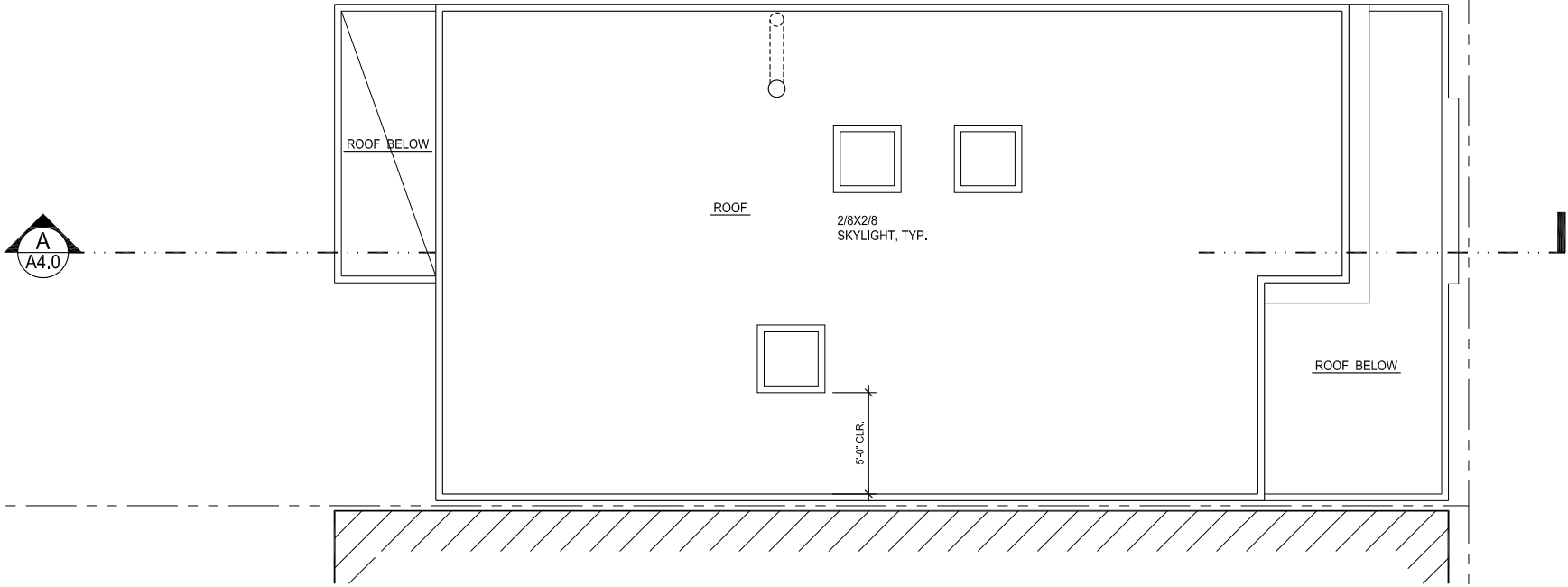
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Floor Plans
(Option 2)

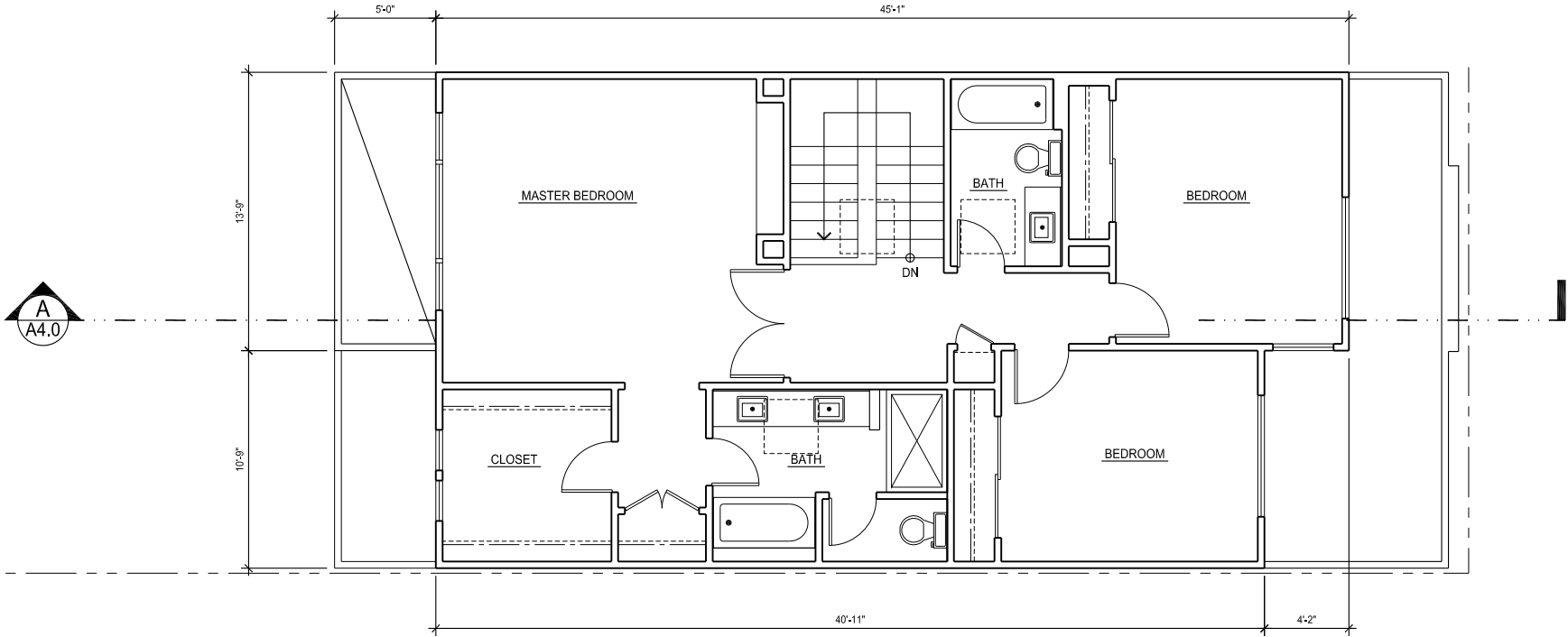
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A2.1



ROOF PLAN

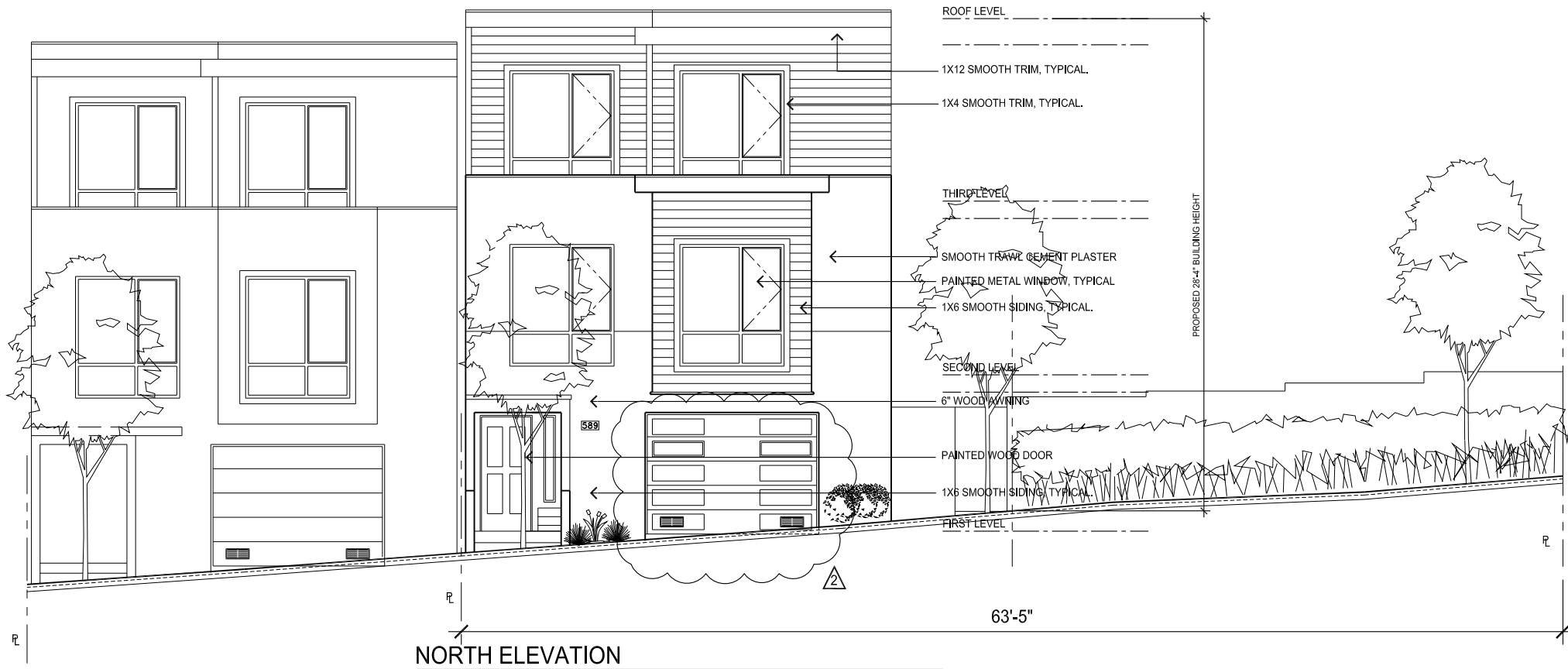
SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"





NORTH ELEVATION

SCALE: 1/4" = 1'-0"

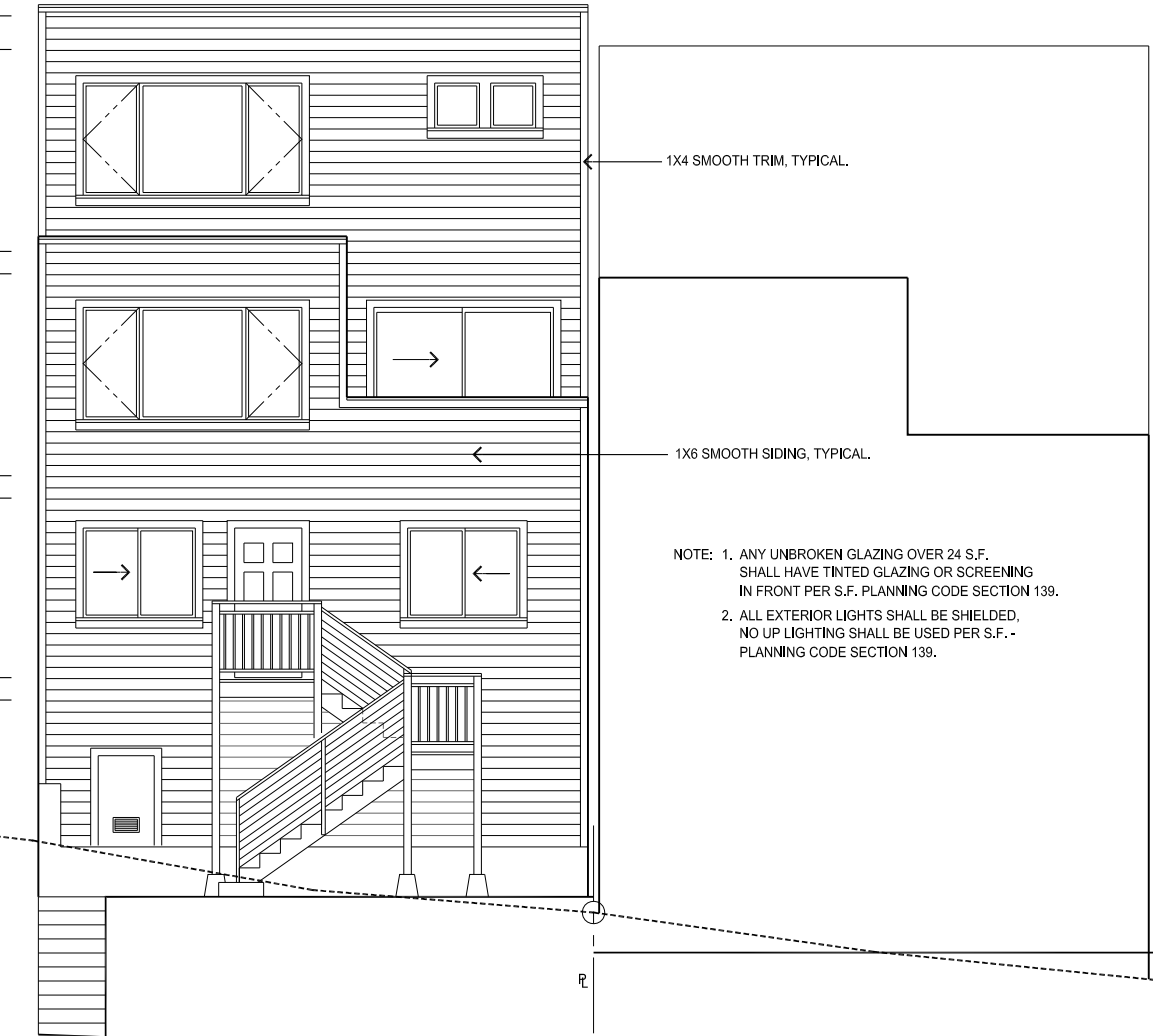
ROOF LEVEL

THIRD LEVEL

SECOND LEVEL

FIRST LEVEL

EXISTING GRADE



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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1	REVISION PER PLNNG CMMT 01.27.15
	SECTION 311 03.14.16
2	REVISION PER PLNNG CMMT 12.21.16

Elevations

Scale: 1/4" = 1'-0"

A3.0

590
Leland
Avenue
Project

589 Raymond Avenue

A Single Family Residence

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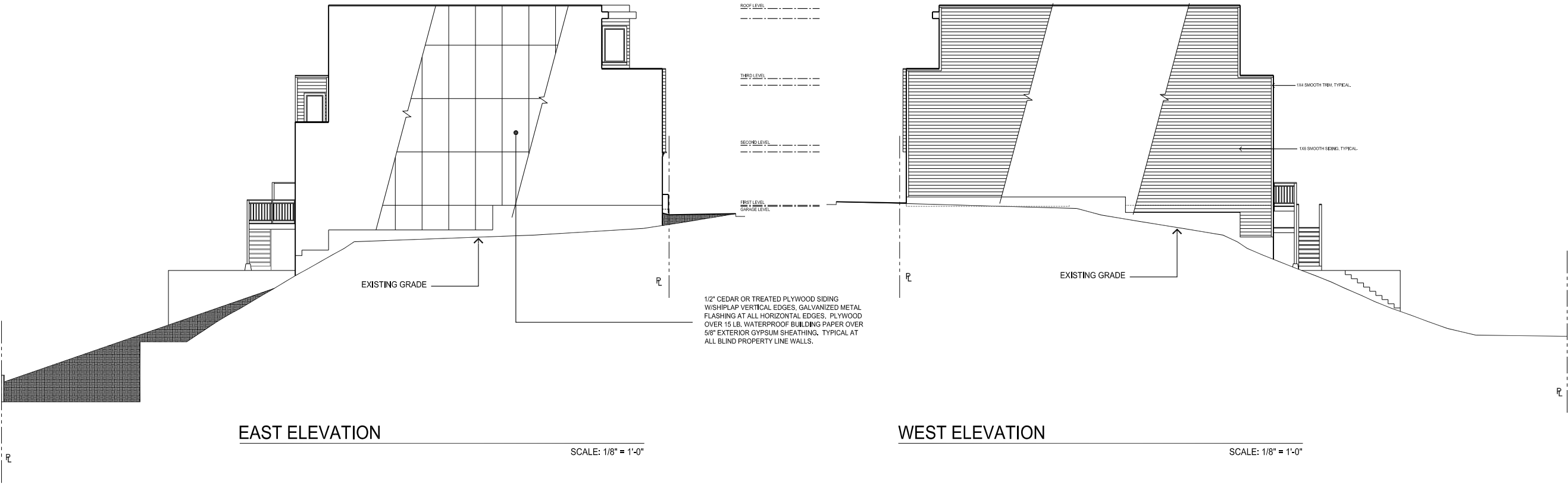
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Project No.	Date
14-010	01.09.14

Revisions

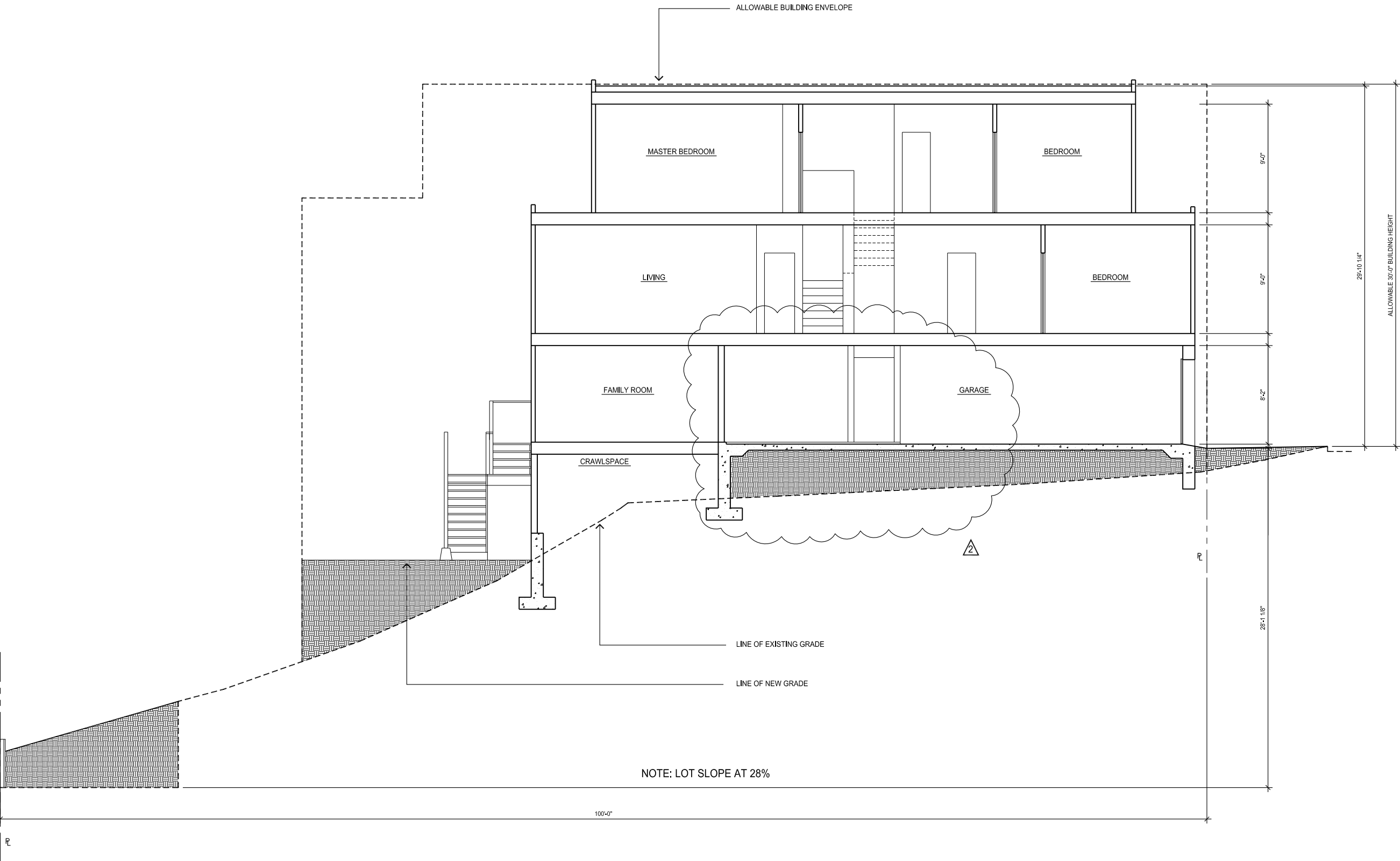
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Elevations

Scale: 1/8" = 1'-0"

A3.1



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589 Raymond Avenue

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Section (Option 2)

Scale: 1/4" = 1'-0"

A4.0

NOTE: 1. PROVIDE 20% LANDSCAPING IN FRONT SETBACK PER S.F. PLANNING CODE SECTION 132 (g).
2. PROVIDE 50% PERMEABLE SURFACE IN FRONT SETBACK PER S.F. PLANNING CODE SECTION 132 (g).

REMOVE EXISTING RETAINING WALL

NEW 24" BOX STREET TREE

NEW 10'-0" CURB-CUT

LELAND AVENUE

2'-5" FRONT SETBACK

PROPOSED
586 LELAND AVENUE

584 LELAND AVENUE

SITE PLAN

SCALE : 1/8" = 1'-0"

LOCATION MAP

586 LELAND AVENUE
BLOCK 6243 / LOT 065



590
Leland
Avenue
Project

586 Leland Avenue

A Single Family Residence

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PROJECT INFORMATION

LOCATION: 590 LELAND AVENUE PROJECT, (PROPOSED 586 LELAND AVE.)
SAN FRANCISCO, CALIFORNIA

BLOCK / LOT: 6243 / 065

ZONING: RH-1
40'-X HEIGHT AND BULK

BUILDING HEIGHT: 32'-3"

DESCRIPTION: R-3 OCCUPANCY WITHIN AN NEW 3 STORY BUILDING, TYPE V-A.
WOOD FRAME CONSTRUCTION.

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SCOPE OF WORK

1. NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
2. ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
3. DO NOT SCALE THESE DRAWINGS.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
5. INSULATE WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH TITLE 24 ENERGY REPORT RECOMMENDATIONS. FUR WALLS WHERE NECESSARY TO ACCOMMODATE BATT INSULATION.
6. RESIDENTIAL SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13R/ SECTION 903.3.1.2

RESIDENTIAL SPRINKLERS UNDER SEPARATE PERRMIT.

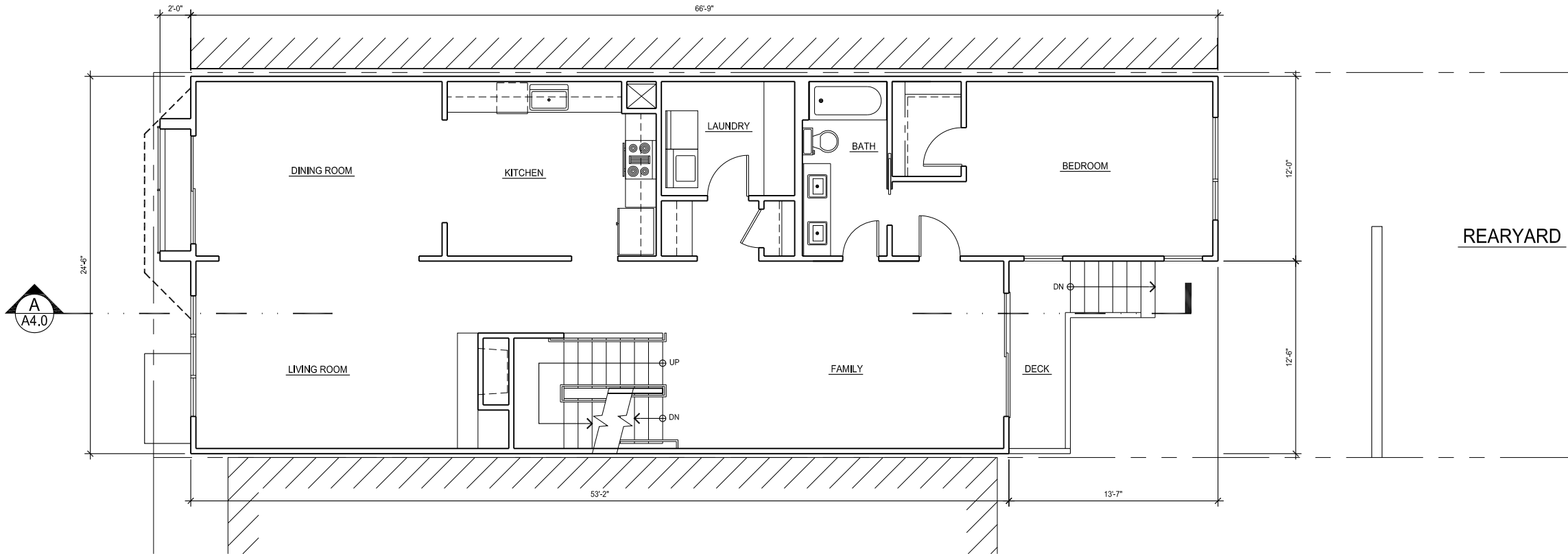
DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
A2.0 FLOOR PLANS
A2.1 FLOOR PLANS
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A4.0 SECTION
G-1 GREEN COMPLIANCE

Site Plan
General Notes

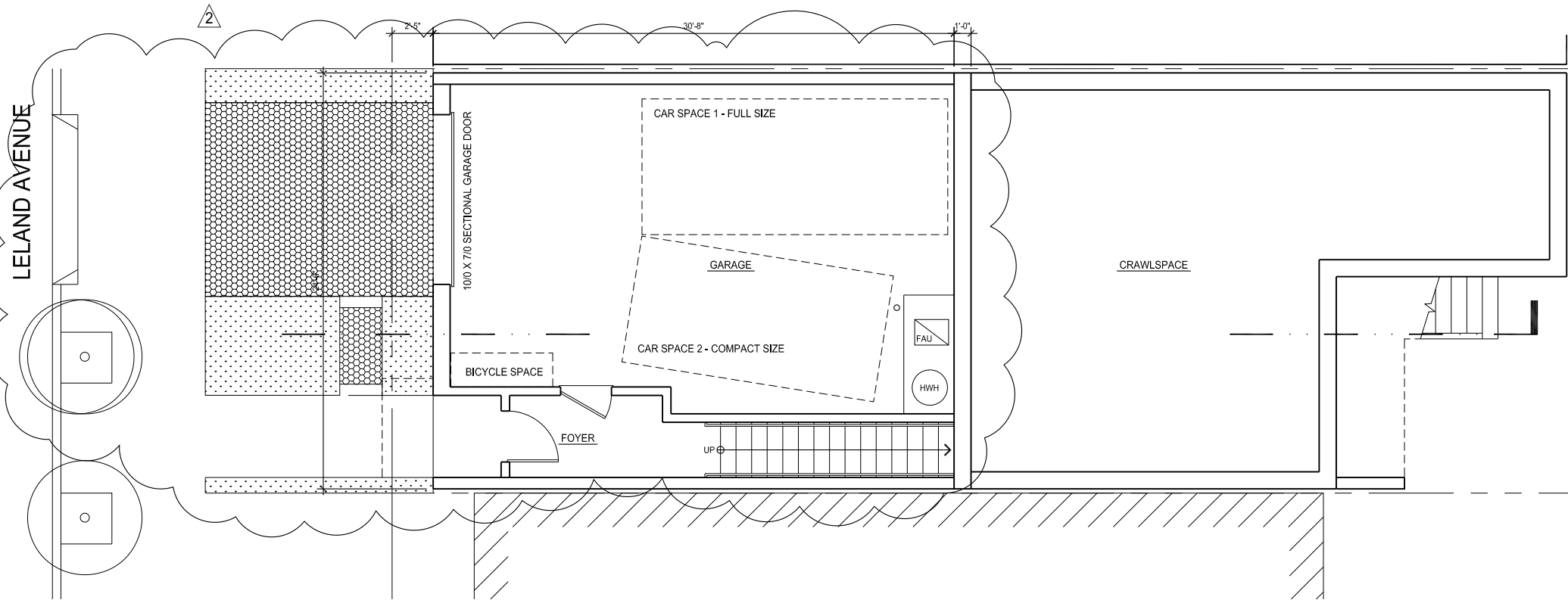
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A1.0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



590 Leland Avenue Project

586 Leland Avenue

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Floor Plans

Scale: 1/4" = 1'-0"

A2.0

590

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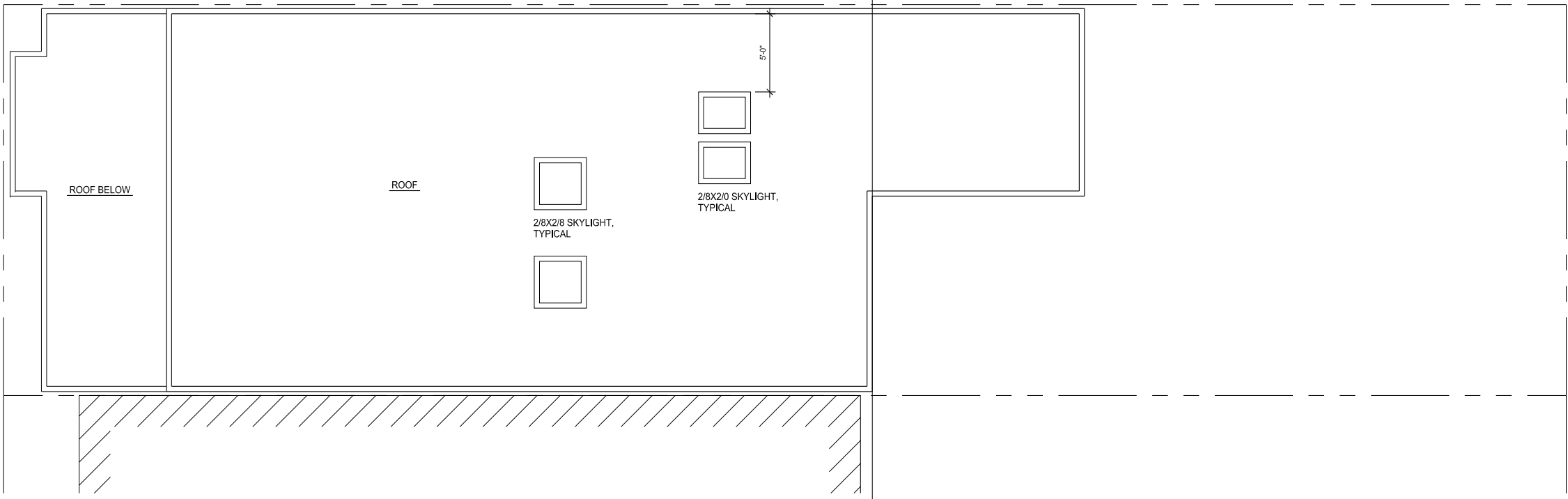
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Floor Plans

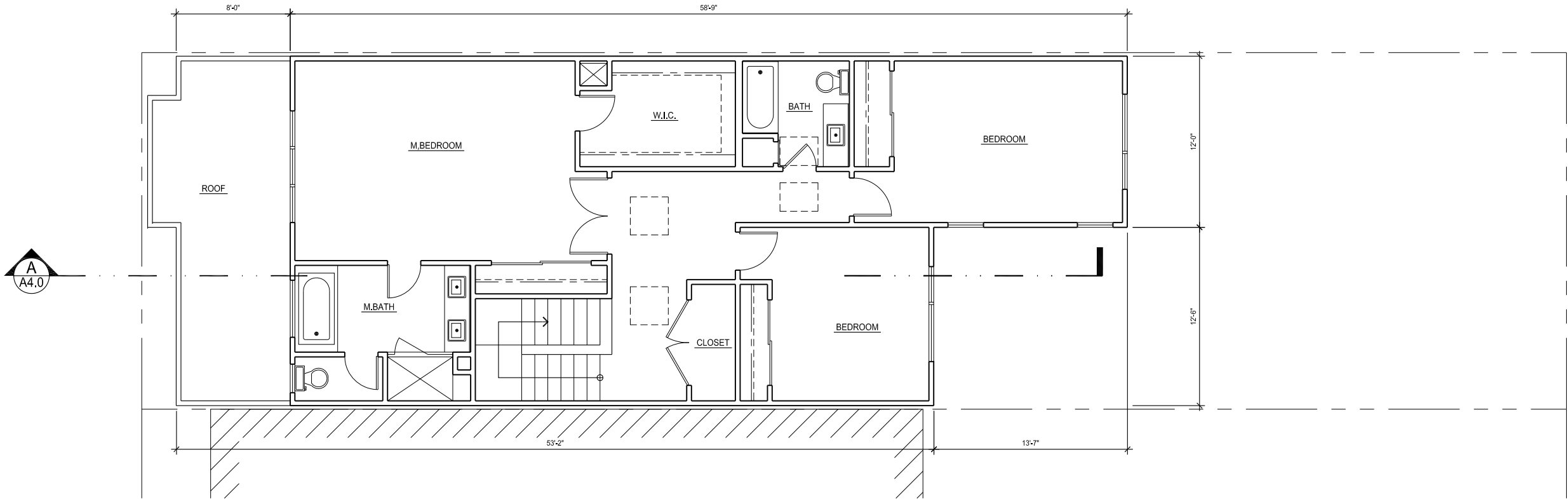
Scale: 1/4" = 1'-0"

A2.1



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD/PENTHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



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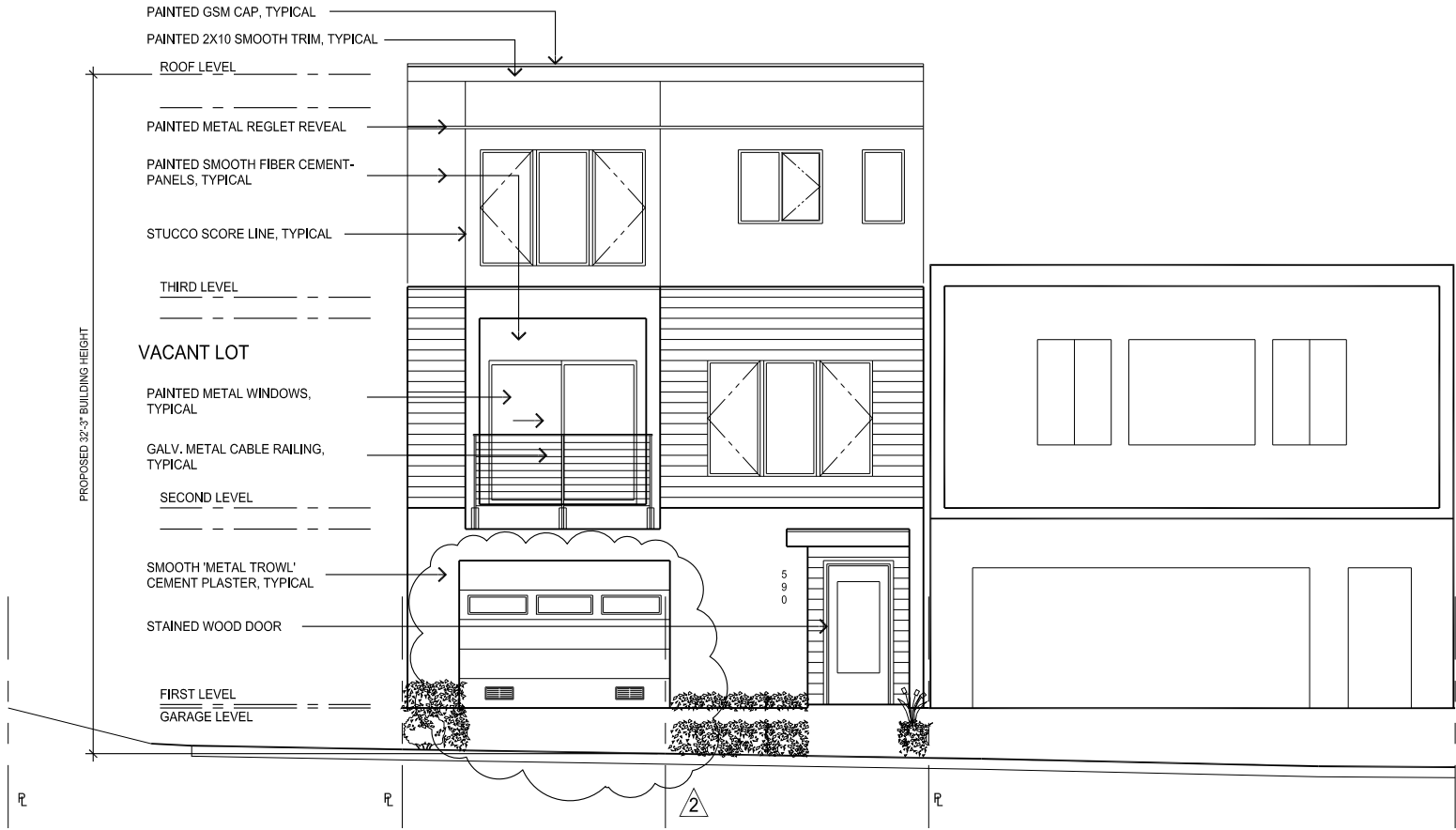
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Elevations

Scale: 1/4" = 1'-0"

A3.0



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.
2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. PLANNING CODE SECTION 139.

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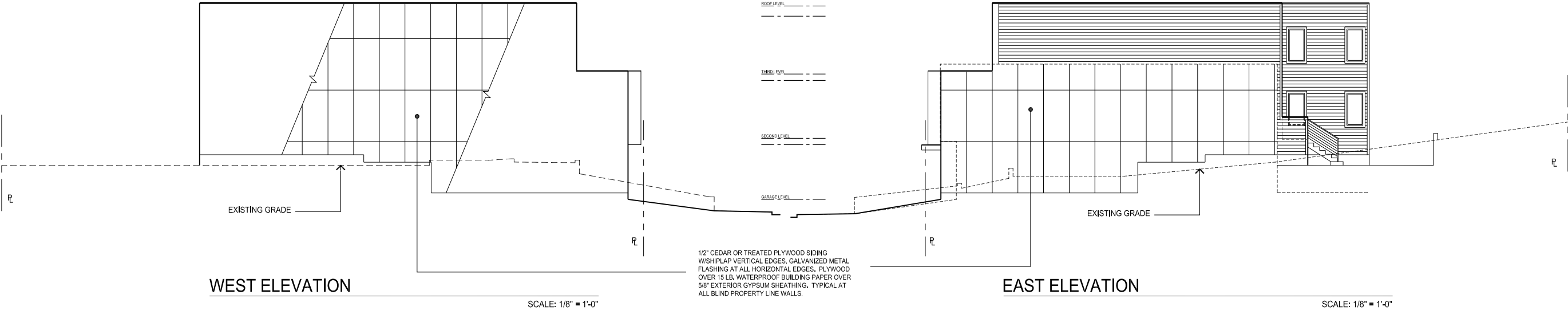
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Elevations

Scale: 1/8" = 1'-0"

A3.1



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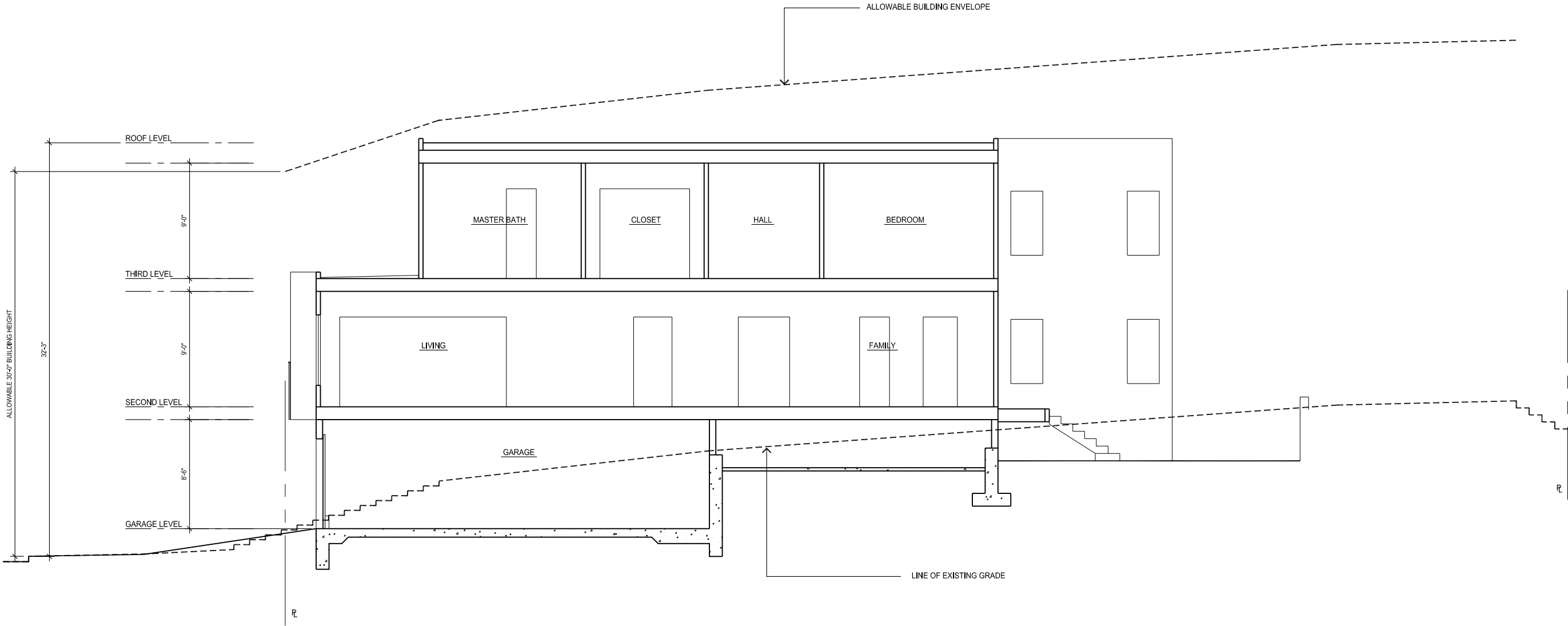
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Section

Scale: 1/4" = 1'-0"

A4.0



SECTION A-A

SCALE : 1/4" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0936E
Project Title: 590 Leland Avenue
Zoning: RH-1 (Residential-House, One Family) Use District
40-X Height and Bulk District
Block/Lot: 6243/019
Lot Size: 15,659 square feet
Project Sponsor: Victor Quan – (415) 531-8311
Vquan.sf@gmail.com
Staff Contact: Melinda Hue – (415) 575-9041
Melinda.Hue@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is located on a block bound by Raymond Avenue to the north, Leland Avenue to the south, and Visitacion Avenue to the west, adjacent to John McLaren Park and community garden, in the Visitacion Valley neighborhood. The project site includes an existing 8,416 square-foot church (built in 1954) that is currently occupied by two different congregations and a small non-profit organization. The

(continued on the next page)

EXEMPT STATUS:

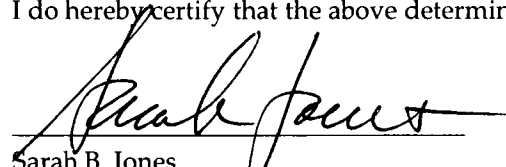
Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

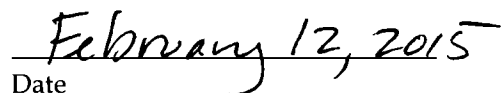
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer


Date

cc: Victor Quan, Project Sponsor
Aaron Hollister, Current Planner
Allison Vanderslice, Preservation Planner

Supervisor Malia Cohen, District 10 (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

proposed project would involve: 1) demolition of the existing building on the project site; 2) subdivision of the existing 15,659 square-foot lot into five individual lots ranging from 2,500 to 4,599 square feet; and 3) construction of five new single-family homes, one on each lot.

The five new buildings would be three stories, approximately 30 to 33 feet tall, and would range in size from approximately 3,200 to 4,200 square feet (three 6-bedroom residences, one 5-bedroom residence, and one 4-bedroom residence). Two of the residences would have frontage along Leland Avenue while three of the residences would have frontage along Raymond Avenue. Each residence would have a garage that would accommodate two off-street parking spaces. The sidewalk along Raymond Avenue would be extended along the project site frontage and three new curb cuts would be installed. Two new curb cuts would be installed along Leland Avenue. The project would involve the excavation of up to two feet below ground surface (bgs) and approximately 48 cubic yards of soil disturbance/excavation to accommodate the new buildings.

Project Approvals

The proposed project would be subject to notification under Section 311 of the Planning Code and would require the issuance of a building permit by the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located in an area characterized by single-family uses with park and school uses nearby. Existing single-family homes along Leland Avenue and Raymond Avenue are two to three stories tall. The project site is located within the RH-1 use district, where the proposed single-family use is permitted. Additionally the proposed project would include construction of structures up to 30 to 33 feet tall and thus would not exceed the project site's 40-X height and

bulk limit. Thus, the size and use of the proposed project are consistent with the project site's zoning designation. The proposed project would be consistent with all other applicable policies and standards associated with the project site's existing General Plan and zoning designations.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.4-acre (15,659-square-foot) project site is located within a fully developed area of San Francisco. The surrounding area consists mainly of residential uses with school and park uses nearby. Thus, the proposed project would be properly characterized as infill development surrounded by urban uses on a site of less than five acres.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a developed urban area and contains an existing building. The open space on the northern portion of the project site supports ruderal vegetation. While the project site is adjacent to John McLaren Park, it is adjacent to portions of the park that has been developed to include Visitacion Avenue with roadside ruderal vegetation and a community garden. No contiguous and substantial habitat for any rare or endangered plant or animal species is located on or adjacent to the project site.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The proposed project would involve the demolition of a church and the construction of five new single-family homes. Based on the trip rate for residential use in the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review (Guidelines) (October 2002), the proposed project would generate an estimated 50 average daily person-trips, of which there would be about nine p.m. peak hour person trips (generally between 4:30 to 6:30 p.m.). These peak hour trips would be distributed among various modes of transportation, including five automobile person-trips and three transit trips.¹

The proposed project is estimated to generate approximately five p.m. peak hour vehicle trips. This change in traffic during the p.m. peak hour in the project area generated by the proposed project would be undetectable to most drivers, although it could be noticeable to those immediately adjacent to the project site. The proposed project is estimated to generate two p.m. peak hour vehicle trips along Leland Avenue and three p.m. peak hour vehicle trips along Raymond Avenue, a negligible increase in traffic relative to the existing capacity of the

¹ San Francisco Planning Department. *Transportation Calculations for 590 Leland Ave*, December 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

surrounding street system. And although the proposed project would increase in the number of vehicles in the project vicinity, this increase would not substantially affect pedestrian travel and safety in the area. During the 12 month overall construction period, there would be an increase in truck traffic near the project site. Due to their temporary and limited duration, construction-related impacts on traffic generally would not be considered significant. Thus, the proposed project would not have any significant traffic effects.

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this certificate does not consider parking in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, the parking demand analysis is provided for informational purposes. Using the Guidelines, the proposed project would create an estimated demand for eight off-street vehicle parking spaces. Based on the 10 off-street vehicle parking spaces that would be provided by the project, the demand for off-street parking would be met.

Noise. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The proposed project would not cause a doubling in traffic volumes. Therefore, project operations would not result in a substantial increase in the ambient noise level at the project vicinity and this would be a less-than-significant impact. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of the day and would be intermittent and temporary in nature. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise level would exceed the ambient noise level by five dBA at the nearest property, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project sponsor would

² San Francisco Planning Department. *SB 743 Transit-Oriented Infill Project Eligibility Checklist for 590 Leland Avenue*, December 18, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E

be required to comply with these measures; therefore the project would not result in any significant effects related to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.³

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assessed air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," was identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 12-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁴ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore,

³ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

⁴ California Code of Regulations, Title 13, Division 3, § 2485.

construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

For the reasons above, the proposed project would not result in any significant effects related to air quality.

Water Quality. The proposed project would not generate substantial wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be subject to the standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in any significant impacts related to water quality.

- e) *The site can be adequately served by all required utilities and public services.*

The project site is located in an urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Historic Architectural Resources. When evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the subject property is a historical resource as defined by CEQA. In a Preservation Team Review Form, the Planning Department determined that the building at 590 Leland Avenue does not appear to be individually eligible for the California Register of Historic Resources (California Register) and thus is not a historical resource under CEQA.⁵

The subject building at 590 Leland Avenue was designed by Los Angeles-based architect J.A. Murrey in 1954 as the Saint Andrew's Evangelical Lutheran Church in the Visitacion Valley neighborhood. The subject building does not appear to be significant in the development of the neighborhood or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1 for designation in the California Register. Based on the Historic Resource Evaluation prepared by Tim Kelley,⁶ no significant persons are associated with the subject building. No information was found identifying Reverend John R. Pearson as a significant person. Thus, the subject property is not significant under Criterion 2.

The subject building is a vernacular, T-plan, two-story, stucco-clad building with a cross-gable roof and steeple. Limited ornamentation was noted on the interior and exterior of the building. The subject

⁵ San Francisco Planning Department. *Preservation Team Review Form for 590 Leland Avenue*, July 29, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E

⁶ Tim Kelley Consulting. *Part I Historical Resource Evaluation for 590 Leland Avenue*, October 2013. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E

property at 590 Leland Avenue is not a significant example of a type, period, or style. The architect J. A. Murrey is primarily known for his modern apartment buildings and supermarkets and he also designed the North Hollywood Masonic Temple. The subject property is not a significant example of his body of work. Therefore, the subject property is not significant under Criterion 3. Additionally, the subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

There is no historic district or eligible historic district identified in the project area. The surrounding residential neighborhood was primarily built during the 1950s and 1960s in the Contractor Modern style and the subject building does not appear to be significant example of this style or period. The proposed addition would therefore not result in a significant impact to historic resources.

Geology and Soils. The project site slopes downward towards the south with an average slope of 10 percent. A geotechnical investigation was prepared for the proposed project and includes information gathered from a reconnaissance of the site and surrounding vicinity, two soil test borings at a maximum depth of eight feet bgs, laboratory testing, and review of data pertinent to the project area.⁷ Soil borings at the subject site encountered clayey sand over silty sand, and sand with clay. Free groundwater was not encountered in the two borings.

The geotechnical report evaluated the project site for the potential for seismic surface ruptures, liquefaction, densification and landsliding and found these risks to be low. The site does not lie within a liquefaction potential zone or within an area of potential earthquake-induced landsliding as mapped by the California Division of Mines and Geology. The project site is in an area that would be exposed to strong ground shaking in the event of an earthquake. The project sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize the potential for structural damage from earthquakes. The geotechnical report contains additional recommendations concerning site preparation and grading, foundation design (conventional spread footing foundation or mat foundation), design of retaining walls, slabs on grade, and site drainage. The geotechnical report concludes that the project site is suitable for the proposed project improvements with incorporation of the report recommendations.

Decisions about appropriate foundation and structural design are considered as part of DBI's permit review process. Prior to issuing a building permit for the proposed project, DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Any potential damage to on-site structures from geologic hazards would be addressed through compliance with the San Francisco Building Code. The proposed project would therefore not result in a significant impact related to seismic and geologic hazards.

⁷ H. Allen Gruen. *Geotechnical Investigation for Planned Development at 590 Leland Avenue San Francisco California*, June 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

Shadow. Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces under the jurisdiction of the Recreation and Park Commission from shadowing by new and altered structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public open spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission finds the shadow to be an insignificant effect. The proposed structures would be up to between 30 to 33 feet tall and would not be subject to Section 295. A preliminary shadow fan prepared by the Planning Department⁸ indicates that the proposed project has the potential to cast shadow on John McLaren Park. The park areas north and directly west of the project area consists of Visitation Avenue with roadside ruderal vegetation. Therefore, the proposed project would not result in shadow impacts on any recreational areas to the north or west of the project site. The park area southwest of the project site includes a community garden. The preliminary shadow fan indicates that the proposed project would have the potential to cast shadow on the northern portion of the community garden. However, the proposed project includes buildings that are 30 to 33 feet tall, which would be shorter than the existing 38-foot-tall building at the project site. Therefore, it is not anticipated that shadows on the community garden would substantially increase with the proposed project, and the proposed project would result in less-than-significant shadow impacts.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on October 6, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. The Planning Department received comments in response to the notice. Concerns raised include increased traffic and associated increases in pedestrian hazards and air pollution, inadequate off-street parking, construction noise, and compatibility with the existing neighborhood character. Concerns and issues raised in the public comments on the environmental review are discussed in the corresponding topical sections of this Categorical Exemption. While local concerns or other planning considerations may be grounds for modifying or denying the proposed project, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Categorical Exemption.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines.

⁸ San Francisco Planning Department. *Shadow Fan for 590 Leland Avenue*, November 21, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 7/24/2014	Date of Form Completion 7/24/2014
--------------------------------------------------	------------------------------------------

PROJECT INFORMATION:		
Planner: Allison Vanderslice	Address: 590 Leland Avenue	
Block/Lot: 6243/019	Cross Streets: Sawyer Street and McLearn Park, near Hahn Street	
CEQA Category: B	Art. 10/11:	BPA/Case No.: 2014.0936E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW: 03.31.14

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes: The proposed project consists of the demolition of a church, the subdivision of the existing lot into five lots, and the construction of five single-family homes. A Historical Resource Evaluation (HRE) report by Tim Kelley Consulting (dated 10/2013) for 590 Leland Street was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	n/a	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:


Based on the HRE report completed for the subject property and additional research by Department staff, the subject property at 590 Leland Street is not an historical resource under CEQA.

The subject building was designed by L. A. architect J. A. Murrey in 1954 as the St. Andrew's Evangelical Lutheran Church in the Visitacion Valley neighborhood. The subject building does not appear to be significant in the development of the neighborhood or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report, no significant persons are associated with the subject building. No information was found identifying Rev. John R. Pearson as a significant person. The subject property is not significant under Criterion 2.

The building is a vernacular, T-plan, two-story, stucco-clad building with a cross-gable roof and steeple. Limited ornamentation was noted on the interior and exterior. The subject property is not a significant example of a type, period, or style. Los Angeles-based architect J. A. Murrey is primarily known for his modern apartment buildings and supermarkets. Murrey also designed the North Hollywood Masonic Temple. The subject property is not a significant example of his body of work. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been identified in this area. The surrounding residential neighborhood was primarily built during the 1950s and 1960s in the Contractor Modern style and does not appear to be significant example of this style or period.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2014

PART I HISTORICAL RESOURCE EVALUATION

590 LELAND AVENUE

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

**EXISTING
CHURCH
SURVEY AND
AS-BUILT
DRAWINGS**

PRELIMINARY
FOR REVIEW PURPOSES
ONLY

RAYMOND AVENUE 60' WIDE

LELAND AVENUE 60' WIDE

ASSESSOR'S
BLOCK 6243

LOT 024
N/E
WALKER
2007-131854-00
J301 O.R. 0631
575 RAYMOND
AVENUE
2 LEVEL STUCCO

LOT 018
N/F
SMITH
2008-1554378-00
J602 O.R. 0399
584 LELAND
AVENUE
2 LEVEL STUCCO

15, 112 S.W. 11.
590 LELAND AVENUE
2 LEVEL, STUCCO CHURCH

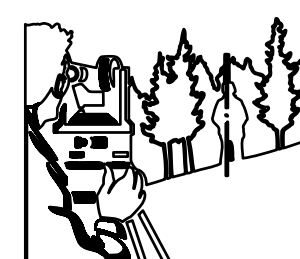
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

FREDERICK T. SEHER, PLS
 LICENSE NO. 6216
 LICENSE EXPIRES: MARCH 31, 2014

DATE:

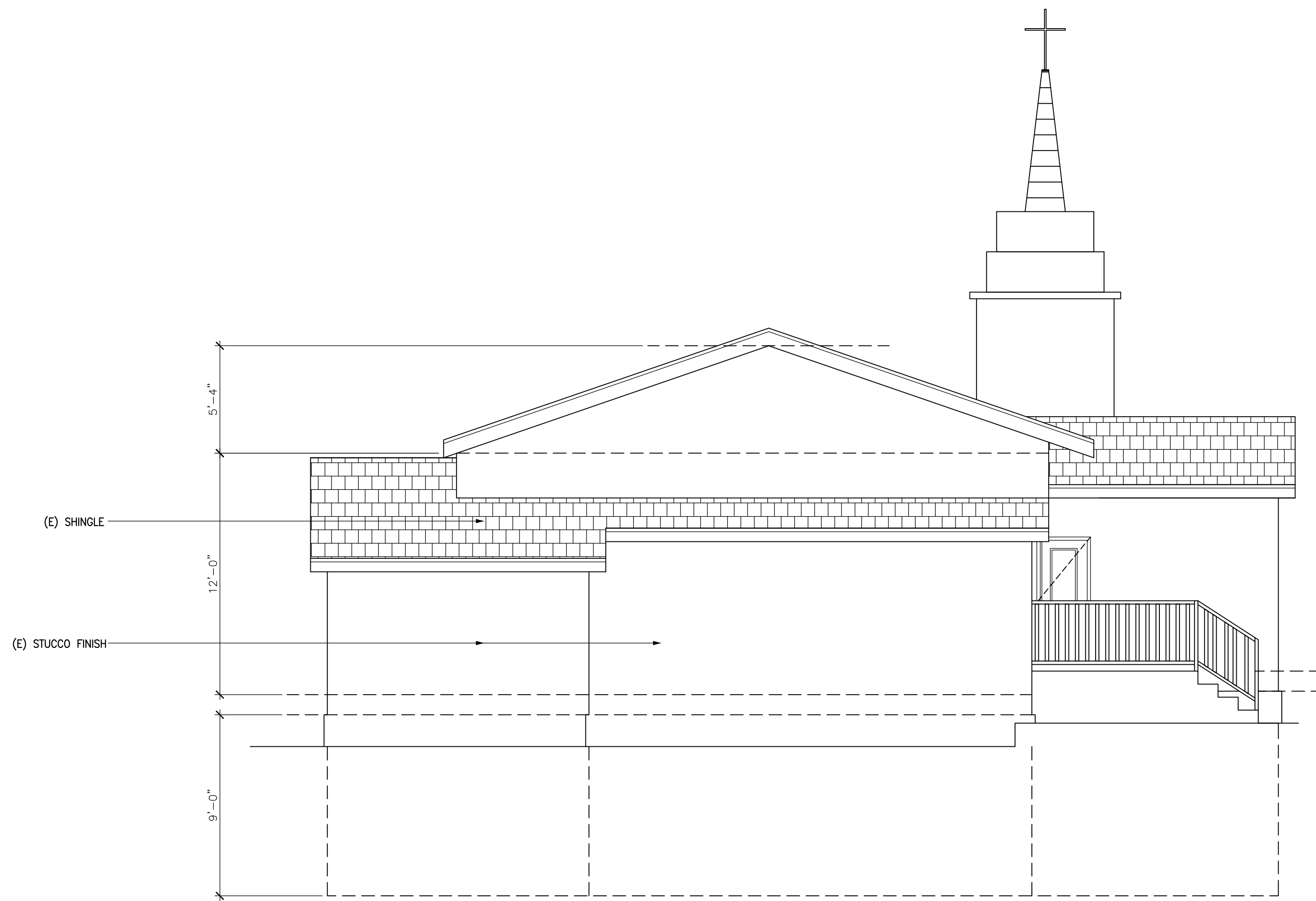
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DATE: NOVEMBER, 2013					
SCALE: 1" = 10'					
DRAWING NAME: 1755-13					
DRAWN BY: EF					
SURVEYED BY: FTS					
CHECKED BY:					
CHECKED BY:					
NO.					
REV.					
DATE:					
DEVISIONS:					



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

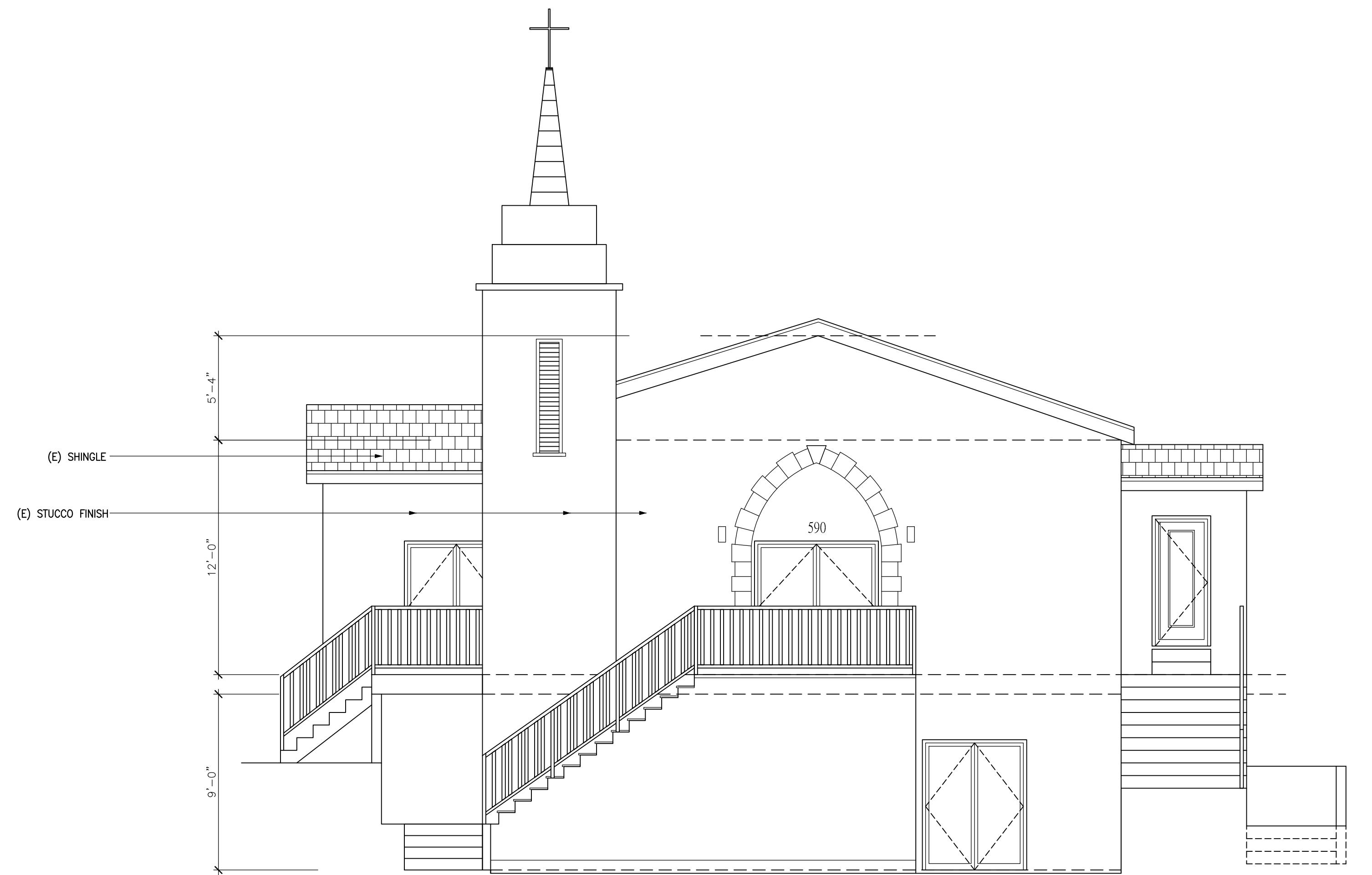
ARCHITECTURAL SITE SURVEY
590 LELAND AVENUE
ASSESSOR'S BLOCK 6243, LOT 019

SHEET		
1		
OF	1	SHEETS
JOB NO. :		
1755-13		



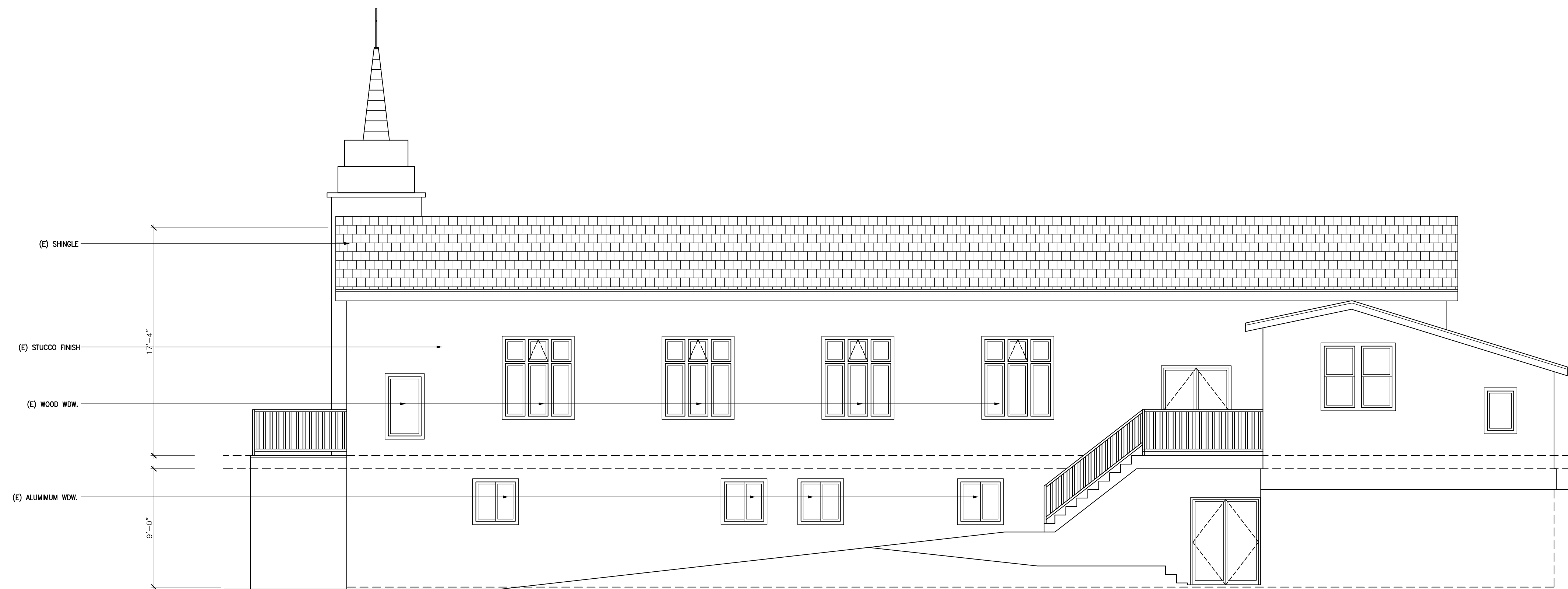
(E) REAR ELEVATION

1
A-2

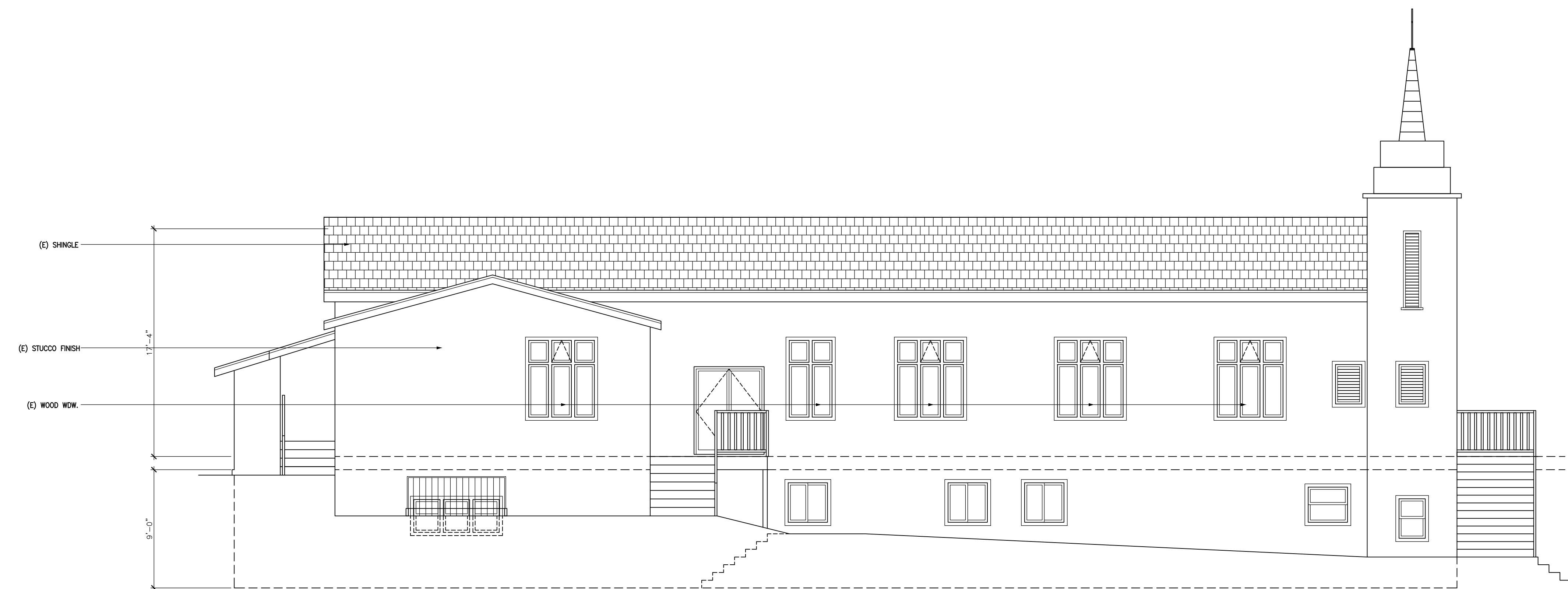


(E) FRONT ELEVATION

2
A-2

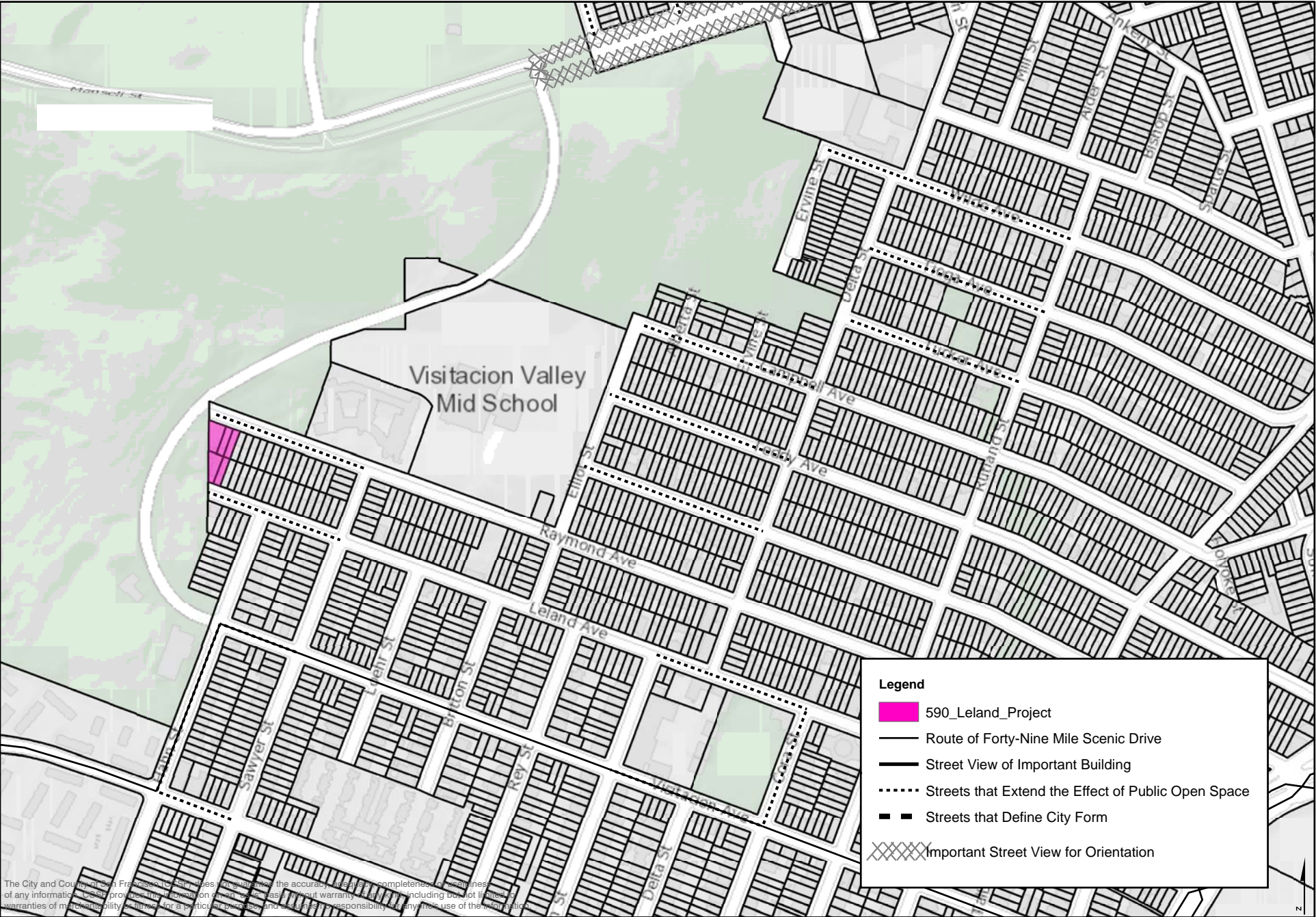


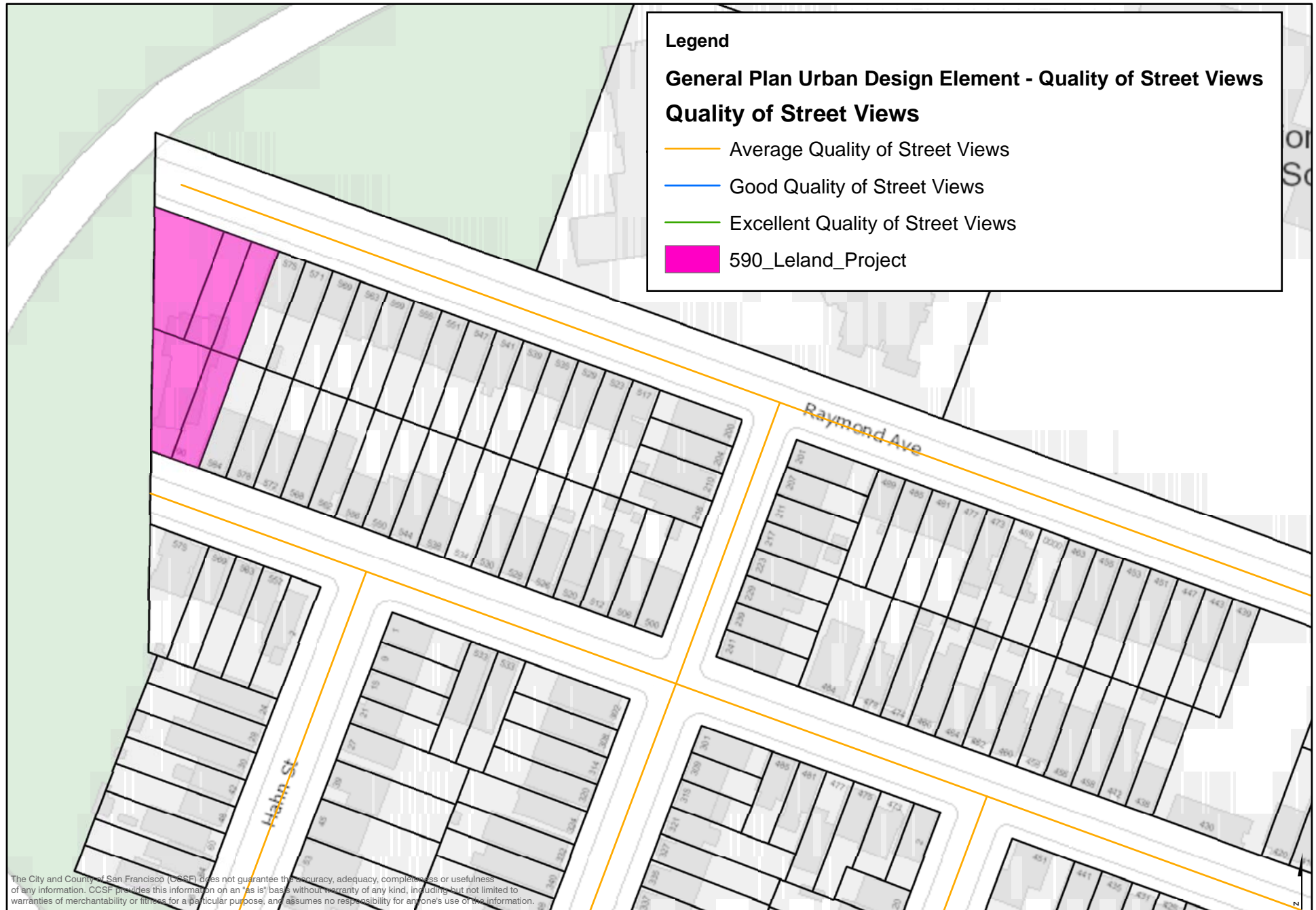
(E) SIDE ELEVATION 3
A-2
1/4" = 1'-0"



(E) SIDE ELEVATION 4
A-2
1/4" = 1'-0"

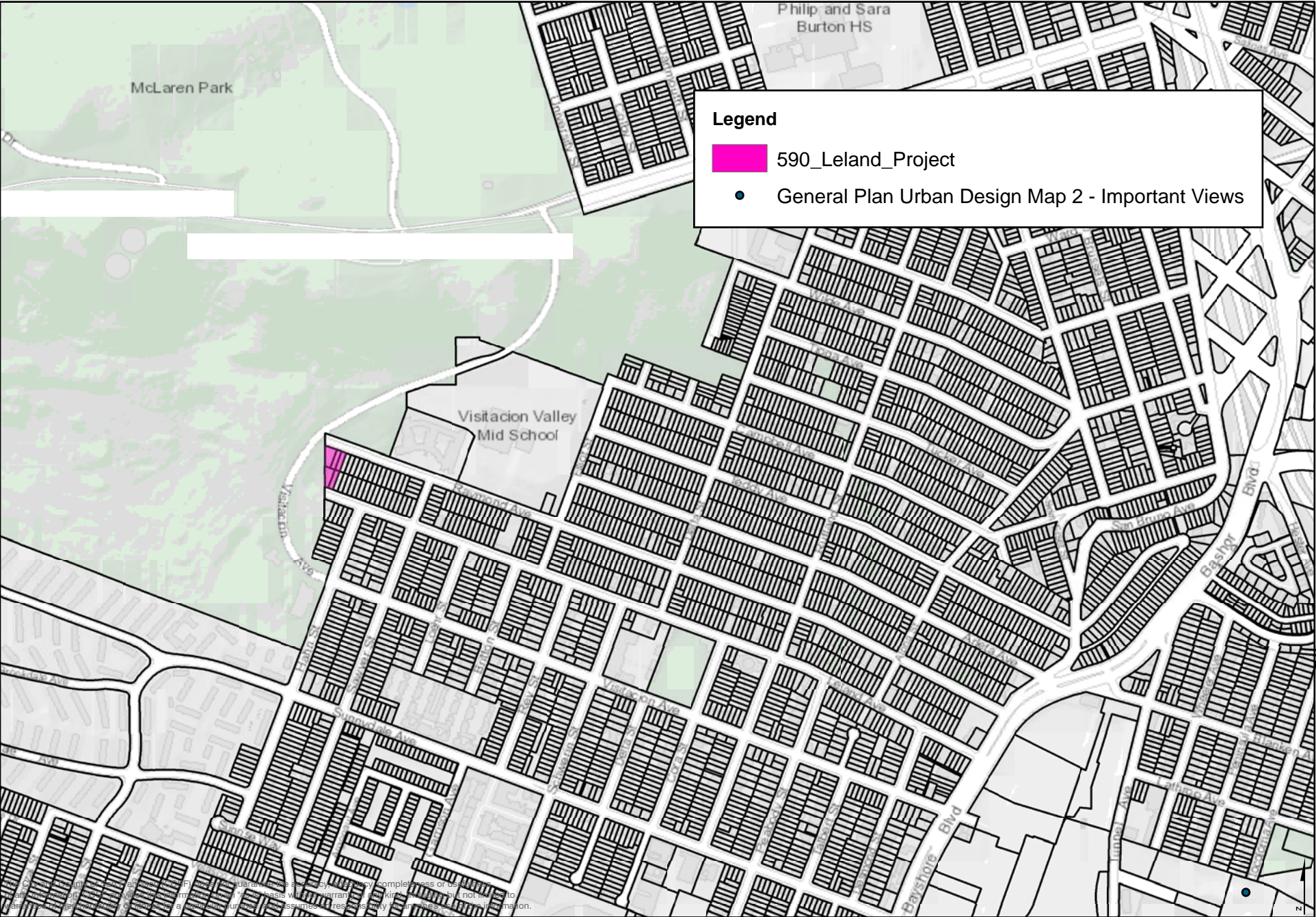
URBAN
DESIGN
ELEMENT
MAPS





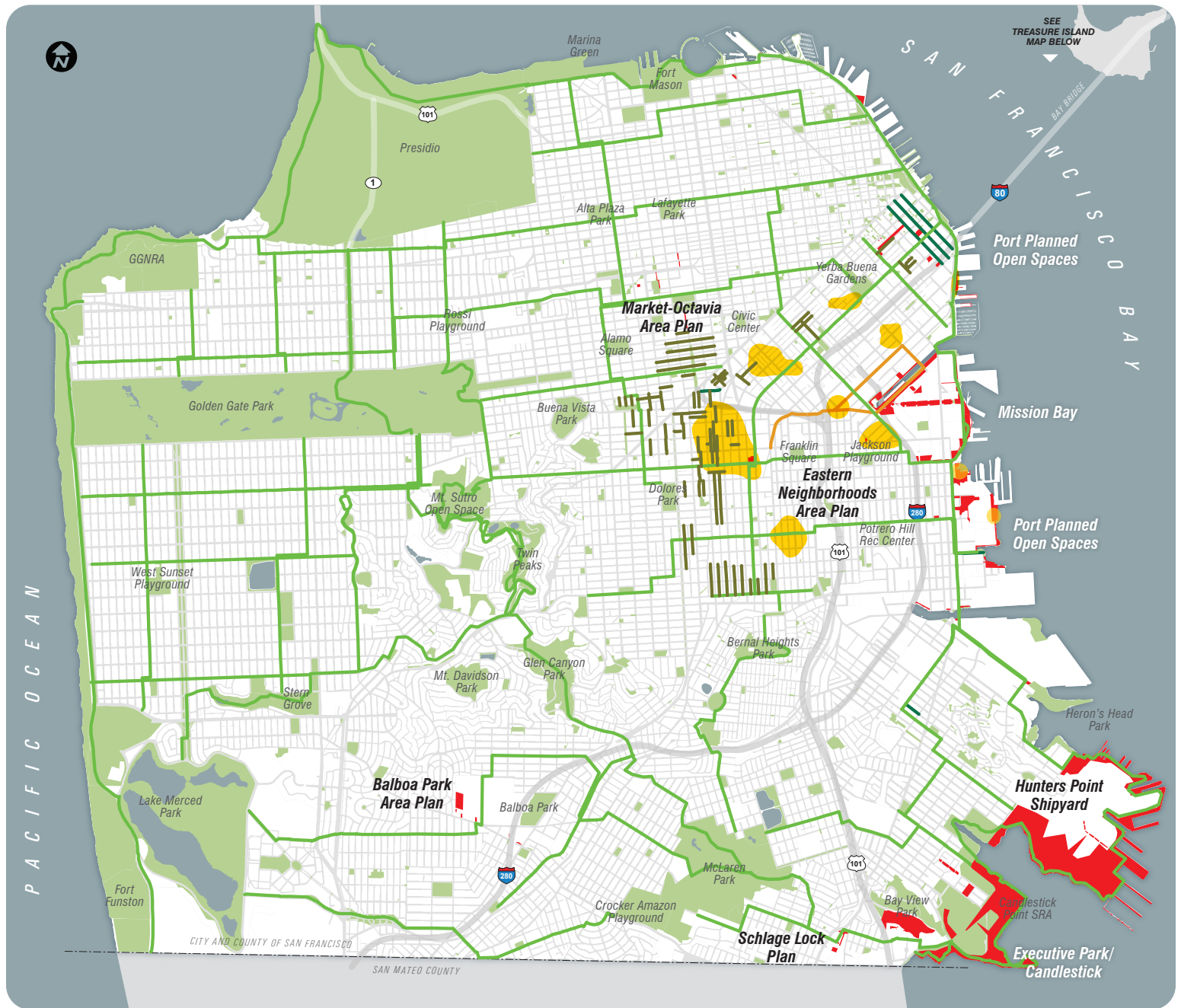
The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of this information.

General Plan Urban Design Element-Important Views



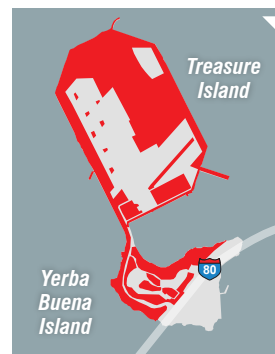
0 280 560 1,120 Feet

**RECREATION
AND OPEN
SPACE
ELEMENT MAP**



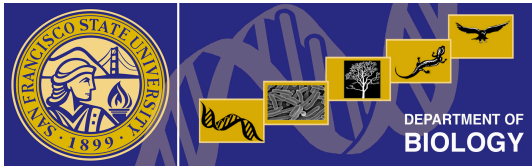
Existing and Proposed Open Space

- Potential Living Alleys
- Potential Living Streets
- Proposed Green Connections
- Off Street Multi-Use Paths
- Proposed Open Space
- Existing Open Space
- Acquire and develop sites for open space (Eastern Neighborhoods Area Plan)



0 Miles 1

MAP 03



Department of Biology
1600 Holloway Avenue
San Francisco State University
San Francisco, CA 94132-1722
Tel: 415/338-1549
Fax: 415/338-2295
<http://www.sfsu.edu/~biology>

December 28, 2016

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: Proposed development at 590 Leland Avenue, San Francisco

To Whom it may Concern:

I am writing to alert you to a recent discovery of biological significance at and near 590 Leland Avenue in Visitacion Valley near McLaren Park. The discovery pertains to at least two significant plant species that are indicators of remnant coastal dune habitat that were not reported to exist before in this area. The two species in question are *Croton californicus* (Euphorbiaceae) and *Chorizanthe cuspidata* (Polygonaceae). The existence of these two species in this habitat suggests that there may well be other plant and animal species associated with this rare habitat in the area that have not yet been observed.

My background is relevant to this discovery. I am a trained botanist and plant ecologist and have worked at San Francisco State (SFSU) since 1990. I have served as president of the California Botanical Society and on the state board of the California Native Plant Society. In the early 1990's, I coordinated a vascular plant species inventory for the Presidio prior to its transfer to the GGNRA. During that time, I became thoroughly familiar with the coastal dune flora that is still present there today. Later in the 1990's, I coordinated SFSU participation with the San Francisco Recreation and Parks Department conducting a survey of the flora of candidate natural areas that were recently formalized by the adoption of the EIR for the Significant Natural Areas Program (NAP). I conducted ground surveys with other park botanists and graduate students on virtually all of these areas, including McLaren Park. At that time, our survey work was focused on the open grassland area between Sunnyvale, Geneva, and Brookdale. Soils of this site are from weathered upland rocks of the Franciscan Formation. There were no dune soils in this area as best I recall. I believe that this area is still the primary NAP management focus for McLaren Park. At the time, I was unaware that coastal dune soils were present down below in Visitacion Valley or that any of this habitat remained undeveloped.

I first learned that there might be coastal dune habitat in and near McLaren Park in July 2016 and visited the site on July 22. I confirmed the dune habitat and *Croton californicus* (California croton) occurrence at the Leland Avenue property and also across Raymond Avenue on McLaren Park property. While surveying the McLaren Park property near the end of Raymond, I also discovered several individuals of a rare San Francisco endemic spineflower, *Chorizanthe*

cuspidata (San Francisco spineflower). There has been uncertainty about the distinctness of the spineflower in the literature but, currently, it is considered a full species in its recent treatment in the latest California flora (Jepson Manual 2nd Edition 2012). The distribution of this species is restricted to San Francisco dune habitats and dunes in southwestern Marin. If it had been considered a species previously it might well have been listed under the federal Endangered Species Act (as another rare dune annual in San Francisco, *Lessingia germanorum*, was previously listed). It could well become a candidate for listing in the future. The California croton, on the other hand, is a more widespread species of coastal dunes and inland sandy soils in Southern California. However, the great sand dune ecosystem in San Francisco is its northernmost known locality, far removed southern populations in Monterey Bay. Consequently, it is considered a distributional disjunct and range extension which could well represent a distinct genotype that is important for the future persistence of the species under different climate change scenarios.

The extension of San Francisco's dune habitat to southeastern San Francisco in Visitacion Valley was unexpected by me. However, this sandy soil is well documented in an early geological map by Andrew C. Lawson that accompanied a Carnegie Institution publication in 1908 in conjunction with Harry O. Wood. Here is a pdf image of that map showing the dune habitat in Visitacion Valley:



The buff color represents Pleistocene dune sands that presumably blew across the peninsula to the bay and accumulated in this area.

Visit

<http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~31130~1151061:Geological-map-San-Francisco> to see the entire map. The coastal dune plant community in San Francisco has great biogeographic significance and the fact that an undeveloped remnant of this habitat still exists in upper Visitacion Valley and (remarkably) still contains rare plant species is, in my opinion, an important find that merits further investigation before more of this habitat is lost to further development.

Thank you for the opportunity to comment on this matter.

Sincerely,

Michael Vasey

Michael Vasey, Ph.D.
368 San Pedro Ave.
Pacifica, CA 94044
(650) 255-5763
mvasey@sfsu.edu